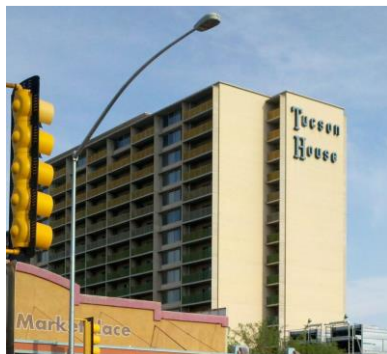




## Appendix A: Choice Neighborhood Transformation Plan



*San Ignacio Yaqui*



*Tucson House*



*Pima Community College*



*Historic Miracle Mile*

# Physical Assessment

February 2020



## Oracle Choice Neighborhood Physical Assessment

### Prepared for:

The City of Tucson Housing and Community Development Department



### Prepared by:

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Tucson, AZ 85701

Prepared: August 2019  
Revised: February 2020

**This Physical Assessment is prepared based on best available data**



## Oracle Choice Neighborhood Physical Assessment

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## Oracle Choice Neighborhood Physical Assessment

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## Oracle Choice Neighborhood Physical Assessment

# INTRODUCTION AND OVERVIEW



## THRIVE in the 05

Building on over a decade of work that included the Oracle Area Revitalization Plan (OARP), The Oracle Project (TOP), and the Oracle Area Task Force, three initiatives teamed up to build community and invest resources in the Oracle, Stone and Miracle Mile areas of Tucson.

Thrive in the 05 is a collective impact and capacity building, sustainable model bringing together the U.S. Department of Justice Community-Based Crime Reduction (CBCR), the U.S. Housing and Urban Development (HUD) Choice Neighborhoods, and the Daniel Rose Land Use Fellowship projects. Together, these three concurrent efforts, described later in this section, are called THRIVE in the 05.

**Exhibit 1** shows the boundaries of each project. Although somewhat overlapping, the boundaries differ. For that reason, this physical assessment describes physical characteristics of the Oracle Choice Neighborhood.



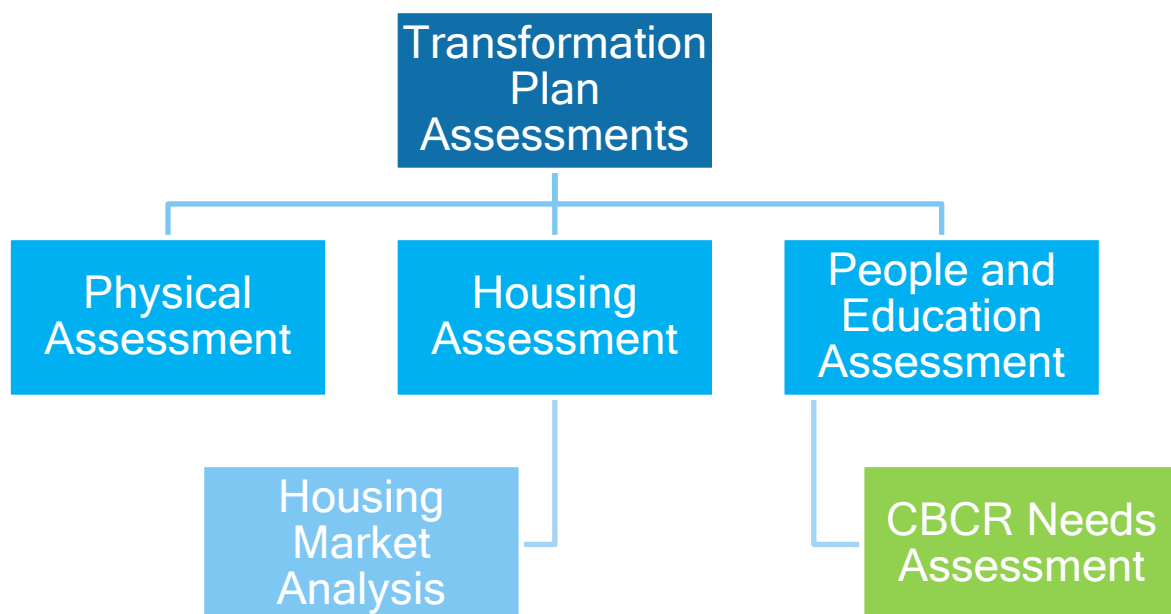
## Oracle Choice Neighborhood Physical Assessment

### Oracle Choice Neighborhood Physical Assessment

This Physical Assessment is completed as part of the Choice Neighborhood Transformation Plan funded by the U.S. HUD FY2018 Planning Grant Award. The Choice Neighborhood Lead Grantee is the City of Tucson (the City). The Target Assisted Housing Project is Tucson House. The target neighborhood or project area encompasses several neighborhoods known collectively as the Oracle Choice Neighborhood.

The inventory of physical opportunities and constraints included in this report will assist the City, the community, and the Oracle Choice Neighborhood partners in capitalizing on strengths, building capacity, creating an impactful Transformation Plan, and launching implementable Action Activities.

In conjunction with the Housing Assessment and the People and Education Assessment, which includes the Community-Based Crime Reduction Needs Assessment available separately, this technical report is provided to assist decision makers, partners and constituents to make informed decisions during the community engagement process that will lead to the preparation of the Thrive in the 05: Oracle Choice Neighborhood Transformation Plan and to the development of a comprehensive set of strategies and Action Activities to implement positive change.





## Oracle Choice Neighborhood Physical Assessment

### Local Context

The Oracle Choice Neighborhood is bounded by Historic Miracle Mile to the north; Stone Avenue to the east; Speedway Boulevard to the south, and Interstate 10 to the west. **Exhibit 1** shows the regional context. The Oracle Choice Neighborhood comprises approximately 2.6 square miles within Tucson's older urban core, north of Downtown and approximately one mile west of the University of Arizona Main Campus. The Tucson House, Pima Community College Downtown Campus, Nash Elementary School, numerous businesses, and several non-profit organizations are also located in the Oracle Choice Neighborhood. **Exhibit 2** shows the Oracle Choice Neighborhood boundary and the location of Tucson House.



*Tucson House and Blue Moon Community Garden*





## Oracle Choice Neighborhood Physical Assessment

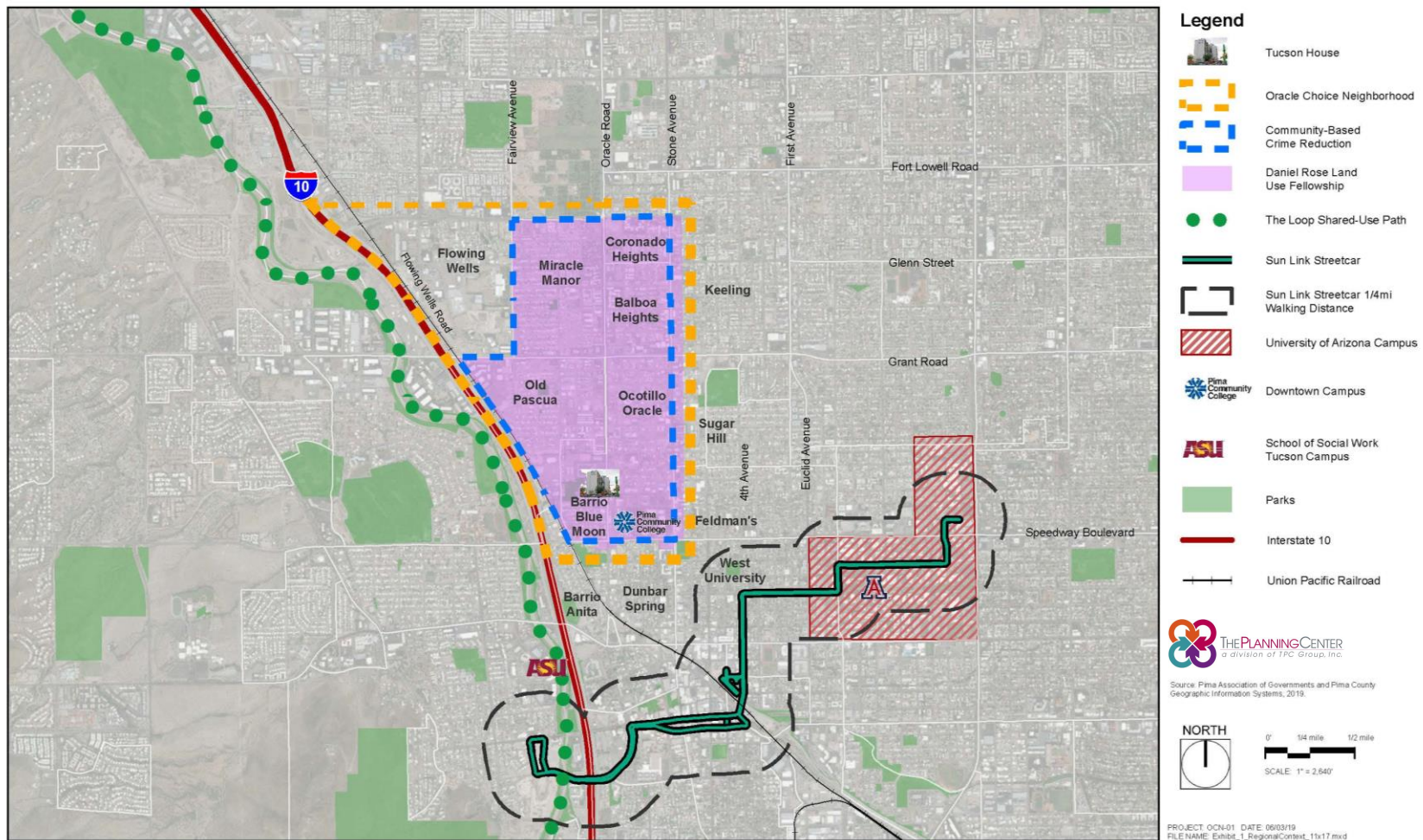
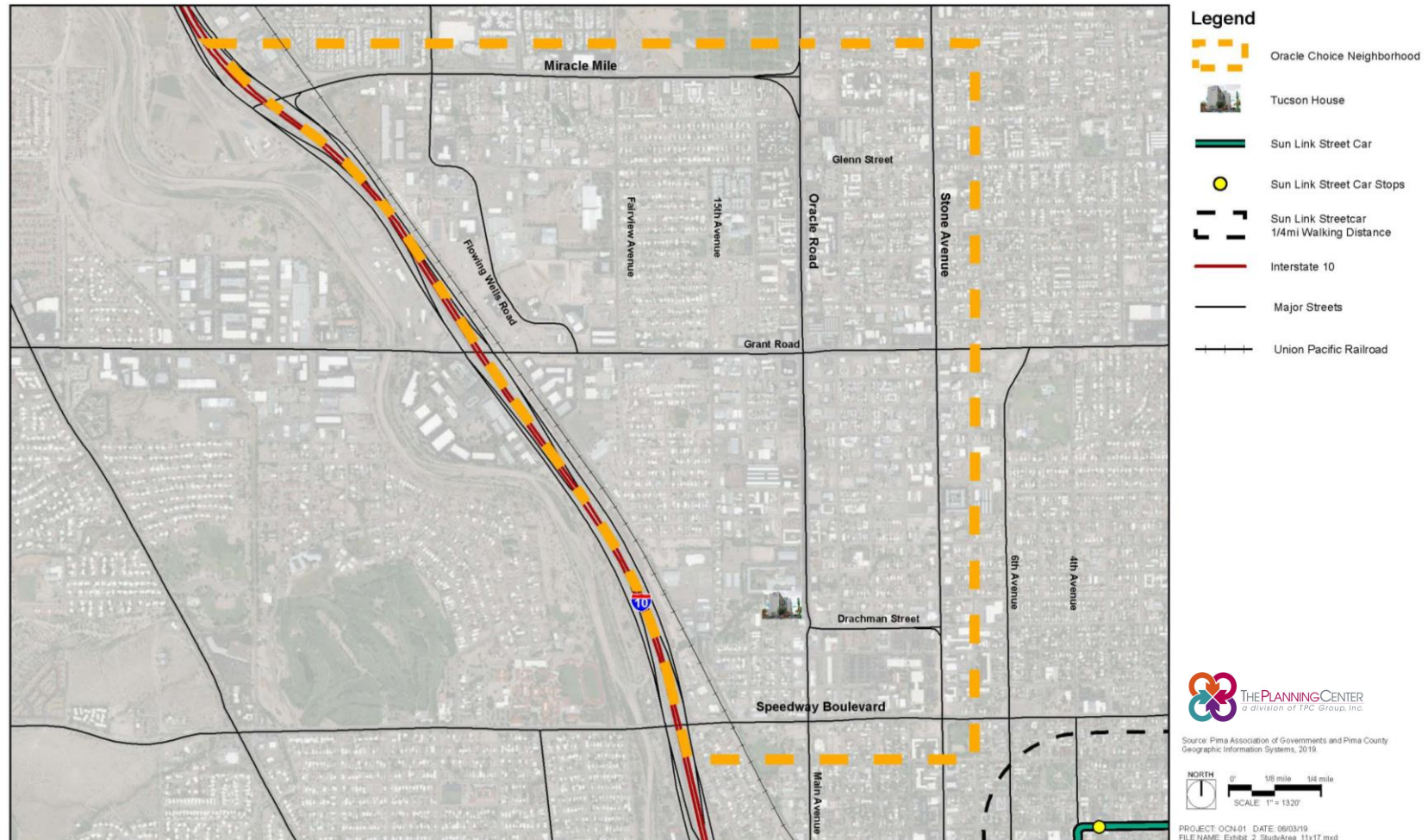


Exhibit 1: Regional Context





## Choice Neighborhood Physical Assessment



**Exhibit 2: Oracle Choice Neighborhood.**



## Oracle Choice Neighborhood Physical Assessment

### THE ORACLE CHOICE NEIGHBORHOOD

The first Pascua Yaqui Tribe settlement dating back to the 1700s was established in what is recognized today as the area between Grant and Speedway located in the Oracle Choice Neighborhood. The Pascua Yaqui presence in the area precedes the founding of the City of Tucson. Today, approximately 700 Pascua Yaqui people still live in the San Ignacio Yaqui neighborhood, also known as Old Pascua. Historically, Old Pascua is considered the birthplace of the Pascua Yaqui Tribe in Arizona and is one of the Pascua Yaqui communities in the Greater Tucson and Pima County region.

During the first half of the twentieth century, the alignments of Routes 80, 89, and 84 created a critical and significant impact on the development of Tucson's northwestern edge. These realignments provided access to developable land along roads with increasing traffic and created economic opportunities for entrepreneurs. As the automobile proliferated, the roadway developed to accommodate the new and rapidly growing automotive culture.

The Oracle Choice area was once the site of a vital automobile gateway to Tucson and a blooming tourism industry. Dubbed "Miracle Mile," the route remained popular through the 1960s, generating thriving motor court and entertainment venues. By the 1970's, travelers had bypassed the route in favor of the new interstate, drying up revenue and leading to the area's decline. As part of that decline, the Tucson House, originally built as a 17-story luxury apartment building in 1963 was left abandoned. It became a 408-unit public housing development in the 1980s. Tucson House represents 27 percent of the City's total public housing inventory. Currently, the Tucson House is severely distressed.

The Oracle Choice area includes eight neighborhoods in need of community assistance. Based on the City's Poverty and Urban Stress Index, Oracle Choice is designated as a "high stress" community. The decline of the Oracle area has continued to this day. Current neighborhood characteristics include a large number of homes in need of repair, a lack of affordable housing, a lack of opportunities for youth, poor connectivity, high unemployment rates, concentrated poverty, and chronic crime.

Portions of the Oracle Choice Neighborhood are designated a food desert by the United States Department of Agriculture. A food desert is an area that has limited access to affordable and nutritious food, in contrast with an area with higher access to supermarkets or vegetable shops with fresh foods. The designation considers the type and quality of food available to the population, in addition to the accessibility of the food through the size and proximity of the food stores.

Urban areas are usually warmer than their rural surroundings, a phenomenon known as the "heat island effect." As the Oracle Choice Neighborhood developed, vegetation was lost to numerous industrial sites and warehouses adding more surfaces paved or covered with buildings. The change



## Oracle Choice Neighborhood Physical Assessment

in ground cover results in less shade and moisture to keep areas cool. Heat islands can affect communities by increasing summertime peak energy demand, air conditioning costs, air pollution and greenhouse gas emissions, heat-related illness and mortality, and water quality. In addition, the lack of green infrastructure present barren streetscapes covered with dust, which increase dust pollution.

Despite these challenges, the Oracle Choice Neighborhood is well positioned for transformation. Over a decade ago, a group of committed residents approached the City to help tackle challenging issues in the area. Their efforts resulted in extensive public engagement, the formation of a task force, the interest among business owners to form a business association, public art projects, and two major initiatives, the adoption of the Historic Landmark Signs Ordinance and the Miracle Mile Historic District.

The Oracle Choice Neighborhood counts with strong community assets, including its established neighborhoods; the Pima Community College Downtown Campus, the anchor institution; San Ignacio/Old Pascua, the oldest Pascua Yaqui tribe neighborhood in the region; and numerous businesses, nonprofits, and faith-based institutions. Additionally, there are several ongoing redevelopment initiatives aimed at positioning the area for transformation.

### Oracle Choice Neighborhoods

The primary focus of this physical assessment includes an eight-neighborhood area collectively known as the Oracle Choice Neighborhood or Oracle Choice area. These eight neighborhoods include:

- Tucson House
- San Ignacio Yaqui, also known as Old Pueblo, a Pascua Yaqui Tribe Recognized Tribal Community
- Flowing Wells
- Miracle Manor
- Coronado Heights
- Balboa Heights
- Ocotillo Oracle
- Barrio Blue Moon

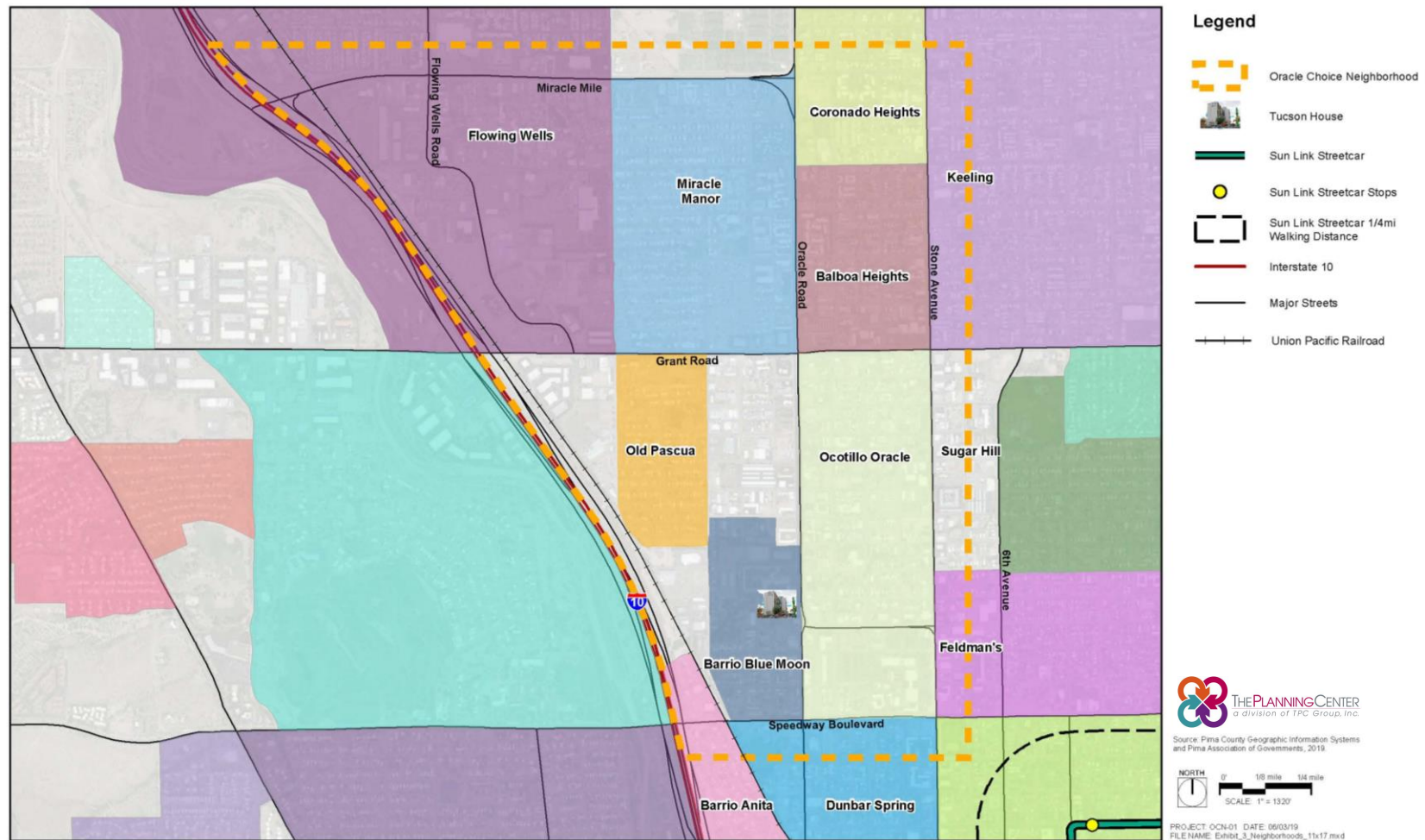
The boundary of the Oracle Choice Neighborhood also includes portions of other established neighborhoods located along the major corridors east and south of the area. These neighborhoods include portions of Keeling, Sugar Hill, and Feldman's east of Stone Avenue and Barrio Anita, Dunbar Spring, and West University south of Speedway Boulevard. These neighborhoods are mentioned and have been invited to participate in community conversation but are not the focus of this physical assessment.

**Exhibit 3** shows neighborhoods within the Oracle Choice area.





## Oracle Choice Neighborhood Physical Assessment



**Exhibit 3: Neighborhoods**





## Oracle Choice Neighborhood Physical Assessment

### Oracle Choice Area History

#### The Yoem People and the Pascua Yaqui Tribe

The Yoem People (now known as Yaqui) have lived in an area including what is now the southwestern United States and northern Mexico since the 1700s. The original territory of the Yaqui stretched north as far as Durango, Colorado; west as far as Yuma, Arizona, and some parts of California; east through New Mexico and Arizona, and south as far as the southern tip of Sonora, Mexico.

For hundreds of years before Spanish territorial expansions, Yaquis had historic settlements in and around what is today Arizona, just northwest of Tucson. After more than a hundred years of peace with the Spanish missionaries in the Southwest, increased silver mining and the immigration of Spanish workers and soldiers brought social change and conflict.

From 1740 on, thousands of Yaquis moved north into what is now Sonora, Mexico, and southern Arizona to work in the silver mines, where they excelled as both miners and craftsmen. In 1825, as the Spanish Government moved to parcel out Yaqui land, a Yaqui rebellion was provoked that resulted in intermittent war with the Spanish and Mexican Governments. Such war lasted 100 years and caused many Yaqui to travel to established settlements farther north to work and buy ammunition, food, and needed supplies to further the cause of the Yaqui in the warring areas farther south, which resulted in a substantial increase in the populations of the northern Yaqui settlements located in what is now Arizona.

When the U.S. boundary line was fixed and located by agreement with Mexico through the Gadsden Purchase in 1854, it divided the territory occupied by Yaquis between the United States and Mexico even though the continuing occupancy of the Yaquis and others was recognized by both countries. As a result of the conflict between the Yaquis and the government of Mexico, between 1880 and 1910, the United States also granted asylum to these thousands of Yaquis from the south.





## Oracle Choice Neighborhood Physical Assessment

Although the Yaqui People are now settled together in several communities throughout their original territory in the Southwest, including both sides of the international border, the largest concentrated population of Yaquis on the U.S. side of the border live in Pascua Pueblo and in Pascua Yaqui Tribally Recognized Communities in and around the Greater Tucson/Pima County region.<sup>1</sup>

With Uto-Aztecan origins the Yaquis inhabited the valley of the Río Yaqui in the Mexican state of Sonora and the Southwestern United States. They also have communities in Chihuahua, Durango and Sinaloa. The Pascua Yaqui Tribe is based in Tucson, Arizona.

Although the Pascua Yaqui Tribe in Arizona became a federally recognized Indian Tribe pursuant to the Act of September 18, 1978, P.L. 95-375 (92 Stat. 712), as amended, and the Indian Reorganization Act of 1934 (48 Stat. 984) (IRA), the Yaqui or Yoem settled in what is known today as San Ignacio centuries before that time.

### San Ignacio Yaqui (Old Pascua)

The first Pascua Yaqui Tribe settlement originally located between Grant and Speedway. Today, approximately 700 Pascua Yaquis still live in the San Ignacio Yaqui neighborhood, also known as Old Pascua, near Barrio Blue Moon, and it is one of the Pascua Yaqui Tribally Recognized Communities in the Greater Tucson and Pima County region.

San Ignacio Yaqui includes the Old Pascua Museum and Yaqui Cultural Center. The museum is located in a National Register of Historic Places home that was built in 1926 and remains one of the earliest residences of Old Pascua. It contains masks, musical instruments, photographs, paintings and historical documents regarding the history of the Old Pascua.

The San Ignacio Yaqui Council works with the Pascua Yaqui Tribe Council in matters pertaining to development within its lands. According to the San Ignacio Yaqui Council, most of the housing within Old Pueblo is privately owned by Pascua Yaqui Tribe members, with many Pascua Yaqui families also residing outside of Old Pascua and within the Oracle Choice Neighborhood, including at the Tucson HOuse.

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<sup>1</sup> H.R. 734 To Amend the Act Entitled "An Act to Provide for the Extension of Certain Federal Benefits, Services and Assistance to the Pascua Yaqui Indians of Arizona, and for Other Purposes" Before the H. Comm. on Natural Resources, Subcomm. on Native American Affairs, 103rd Cong. 118-120 (1993) (statement and affidavit of Anselmo Valencia); 95th Cong Rec. S9003-04 (daily ed. June 7, 1977) (statement of Sen. DeConcini for himself and Sen. Abourezk)



## Oracle Choice Neighborhood Physical Assessment

The Pascua Yaqui Tribe Land Study prepared in 2015, identified a total of 675 people on the housing waiting list. Given the continuous historic presence of the Pascua Yaqui Tribe in the Oracle Choice Neighborhood, an opportunity exists for a partnership between the City of Tucson, the Pascua Yaqui Tribe, and the San Ignacio Council to leverage resources and address low-income housing needs in the Oracle Choice Neighborhood.

### Pre-World War II

The project area includes the historic alignments of Routes 80, 89, and 84, which converged at the current Miracle Mile and Oracle Road. The resulting growth created a critical and significant impact on the development of Tucson's northwestern edge in the first half of the twentieth century.

During the early twentieth century, the area in which Oracle Road lies was still largely undeveloped. Over time, however, subdivisions were platted, and new roadways were built. The northern entrance to Tucson, originally served by Yuma Road, was abandoned, and traffic shifted to the new Casa Grande Highway, which ran southeast into Tucson, turned east onto Miracle Mile, then south onto Oracle Road, east onto Drachman Street, and finally south onto Stone Avenue. This realignment provided developable land along roads with increasing traffic and created economic opportunity for entrepreneurs. As the automobile proliferated, the roadway developed to accommodate the new and rapidly growing automotive culture. Traversing the Arizona landscape, however, was still an arduous task. Rough, irregular roads were poorly equipped and hazardous to the car.

In 1937, a \$200,000 highway improvement project was undertaken within the area. The improvements consisted of a center median and a stream-lined traffic circle at each end of the improved roadway. The publication *Arizona Highways* referred to this improved roadway as "Miracle Mile."

In 1940 the Arizona State Guide from the Federal Writers' Program, Works Project Administration, noted that Tucson had "25 hotels and 45 tourist courts on principal highways," although 50 auto courts were listed that year in the City Directory.



## Oracle Choice Neighborhood Physical Assessment

According to “The Motel in America” published by John Hopkins University in 1996, auto courts represented the golden age of Tucson and their accompanying neon signs introduced a new age of exuberance, or what the author considered neon icons representing the confidence of the automobile era. Building styles reflected “the mania for all things Southwestern” and design motifs coalesced into “funky roadside vernacular” where glowing neon sculptures of cacti met faux representations of Hispanic culture inviting visitors to explore a cowboy-style lodge with territorial elements on their façades, a Pueblo Deco design with curves and angles on a roofline, evoking Native American traditions, or the more modest popular Mission-style casitas with red-tile roofs, adobe bricks, and porches.<sup>2</sup>

### Post-World War II

During World War II, the demand for auto court rooms in Tucson increased as military personnel flooded the City. As a result, auto courts continued to be built after the war. The state’s growing tourist business and the influx of new residents in the late 1940s increased room demand. By 1948, there were 121 motor courts along Tucson’s highways, with dozens of guest ranches offering a “Western Experience” to the tourist market.

In 1958, Interstate 10 was constructed to replace Highway 80 as the major route through Tucson. As in so many cities, the interstate bypassed the City core. This new freeway instantly made the old U.S. Highways and Arizona State Highways irrelevant for long haul travelers. Despite the opening of Interstate 10, however, Miracle Mile-Oracle-Drachman remained the northern gateway of Tucson through the 1960s. Covered in billboards, festooned with aging neon signs, the corridor was maintained, and large-scale investment flowed into the area.

The pinnacle of the commercial investment on Miracle Mile was the Tucson House. Constructed in 1963, the building was designed as a 17-story, 409-apartment luxury residence. Within a decade, however, traffic was circumventing Miracle Mile, using exits from Interstate 10 to Speedway Boulevard, Grant Road, and Saint Mary’s Road.

The motels, once the commercial backbone of the area, became overrun with prostitution, crime, and drugs. In 1987, the Tucson City Council voted 4 - 2 to rename the “North Miracle Mile Strip” to “North Oracle Road” in an effort to rehabilitate the area’s image.

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<sup>2</sup> The Motel in America, Jakle, John A., Sculle, Keith A. and Rogers, Jefferson S. Baltimore: John Hopkins University Press, 1996, pg. 155. Final OARP Report, September 13, 2011.





## Oracle Choice Neighborhood Physical Assessment

Today, the area continues to reflect the challenges that inevitably accompany an interstate that bypasses a once vital urban corridor. The City continuous investments in the area include road improvements funded through the Tucson Regional Transportation Authority (RTA) Plan, bus stop improvements, Proposition 407 projects and a variety of initiatives aiming at revitalizing the Oracle Choice Area.

### **Tucson Gem and Mineral Show**

Historically, a key economic driver in the City of Tucson economy, the original "Gem Show" that grew into today's multi-show Tucson Gem, Mineral & Fossil Showcase is the Tucson Gem and Mineral Show®. The Gem Show started in 1955 as a club show organized by the Tucson Gem & Mineral Society at a local elementary school.

The following year, the show moved to a Quonset hut at Pima County Fair and Rodeo Grounds, where it stayed until 1972. The show eventually settled at Tucson Convention Center where it remains today, still hosted by Tucson Gem & Mineral Society volunteers. The Tucson Gem and Mineral Show® has enjoyed international stature since the 1970s, partly due to the high quality and authenticity of exhibits, many drawn from private collections and museums around the world, including Smithsonian Institution and Carnegie Museum of Natural History. The show includes a lecture series and a junior education area as well as vendor displays for both serious and novice collectors, with gems, minerals, crystals, beads and fossils, finished jewelry, lapidary supplies and equipment, and books for rock-hounds and hobbyists.

Considered the World's Biggest Gem Show and consisting of some 40 different shows throughout the metro area, the Gem Show alone generated an estimated \$120 million in direct spending in 2015 and continues to be have a strong economic impact in the regional economy. Several stores serving as storage off season and active during the Tucson Gem and Mineral Show® are located along Oracle Road within the Oracle Choice project area offering opportunities along that corridor.

### **Pima Community College Downtown Campus**

Pima Community College Downtown Campus, further described later in this section, is the anchor institution in the Oracle Choice area. The Downtown Campus, which opened in 1974, is centrally located, is convenient to several bus routes, and supports workforce development and 21st century technology. The historic motor court motels Tucson Inn, Copper Cactus Inn, Fortuna Inn & Suites, and Frontier Motel located on Drachman Street were purchased by the district and added to the campus.



## Oracle Choice Neighborhood Physical Assessment

# REVITALIZATION INITIATIVES

## Thrive in the 05 Revitalization Initiatives

This section describes the three concurrent initiatives comprising Thrive in the 05 supporting the revitalization of the Oracle Choice Neighborhood area. **Exhibit 4** delineates the boundaries of these revitalization initiatives.

### City of Tucson Oracle Choice Neighborhood Initiative

In 2018 the City of Tucson was awarded a Planning and Action Grant from the U.S. HUD for the Oracle Choice Neighborhood initiative. This is place-based, comprehensive transformation initiative and focuses on the 2.6-square mile area. This \$1.3 million Choice Neighborhoods Planning Grant will fund activities to revitalize the target area and to position the area to apply for a \$30 million Choice Neighborhoods Implementation Grant for public housing and neighborhood improvements.

The Choice Neighborhoods planning and action grant leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation. Local leaders, residents, partners, and stakeholders, such as public housing authorities, cities, schools, police, business owners, nonprofits, and private developers, come together to create and implement a plan that revitalizes distressed HUD housing and addresses the challenges in the surrounding neighborhood.

The program helps communities transform neighborhoods by revitalizing severely distressed public and/or assisted housing and catalyzing critical improvements in the neighborhood, including vacant property, housing, businesses, services and schools. Choice Neighborhoods is focused on three core goals:

- **Housing:** Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood;
- **People and Education:** Improve outcomes of households living in the target housing related to employment and income, health, and children's education; and
- **Neighborhood:** Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.



## Oracle Choice Neighborhood Physical Assessment

To achieve these core goals, a comprehensive neighborhood revitalization strategy, or “Transformation Plan” will be prepared. The Oracle Choice Transformation Plan will be the guiding document for the revitalization of the public and/or assisted housing units, while simultaneously directing the transformation of the surrounding neighborhoods and creating positive outcomes for families.



*Our Neighborhood, Our Choice Banner by Choice Neighborhood children at the Neighborhood Transformation Team Art Table during the Thrive in the 05 Resource Fair.*

### Community-Based Crime Reduction

CBCR, also known as THRIVE in the 05, is a place-based, data-driven, community-oriented crime and safety project aimed to address the high prevalence of violent crime, in particular youth-involved violence, group violence, and drug offenses in the Oracle community. This initiative is a place that offers all residents the opportunity to achieve their full potential; where safety, high quality education, housing, health and economic development are opportunities for all. THRIVE in the 05 is part of the Innovation Suite of research-driven programs at the U.S. Department of Justice Bureau of Justice Assistance (BJA). In urban and rural communities across the country with persistent crime problems, CBCR is reducing crime, enhancing community-police collaboration, and spurring economic resurgence. CBCR goals include:



## Oracle Choice Neighborhood Physical Assessment

- Reduce crime and improve community safety in the Oracle community as part of a broader, comprehensive effort to advance neighborhood revitalization.
- Effectively use data and research to examine the drivers of crime around hot spots and use evidence to design a continuum of innovative and effective implementation strategies.
- Increase community engagement and empower youth and adult residents as leaders in shaping crime prevention and revitalization efforts.
- Build capacity of residents and cross-sector partners to address and prevent youth-involved crime, and to promote sustainable collaboration within the Youth Violence Prevention Coalition in order to address juvenile-related crime problems from multiple angles with a multitude of leverages and aligned resources.



*Tucson Ballet Folclórico Getting Acquainted with a Tucson Police Department's K9 at the Thrive in the 05 Resource Fair*





## Oracle Choice Neighborhood Physical Assessment

### Daniel Rose Land Use Fellowship

In 2017 mayors from four cities—Columbus, Ohio; Richmond, Virginia; Salt Lake City, Utah and Tucson, Arizona—were selected as the 2018 class of Daniel Rose Land Use Fellows by the Rose Center for Public Leadership in partnership with the National League of Cities (NLC) and the Urban Land Institute (ULI). Mayor Jonathan Rothschild lead the City of Tucson team that received technical assistance on a local land use challenge from NLC, ULI and their peers from the other fellowship cities. The City selected the Oracle area as the land use challenge. Working with a variety of stakeholders and community organizations the Rose Fellowship facilitated an inclusive approach to development. These efforts are readily being incorporated in the Oracle Choice planning process.

## Other HUD Programs Supporting Revitalization

This section describes other HUD programs that are currently supporting or that had supported the revitalization of the Oracle Choice area. **Exhibit 5** delineates the boundaries of these programs.

### Neighborhood Stabilization Program

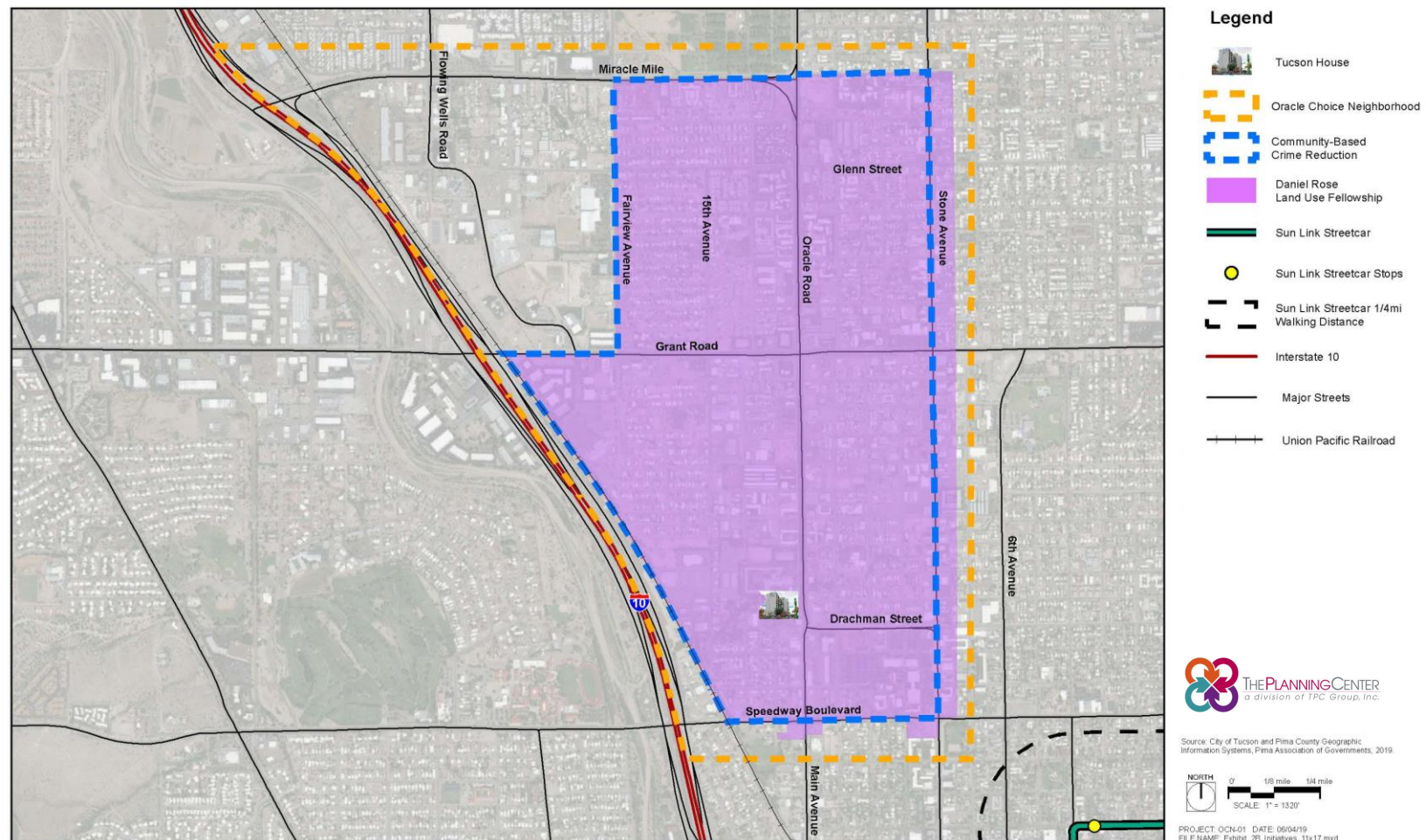
The HUD Neighborhood Stabilization Program (NSP) is a component of the Community Development Block Grant (CDBG), supporting community stabilization efforts through funds authorized under the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010. The funds were granted on a formula basis between 2008 and 2011 to communities experiencing high rates of property foreclosures and abandonment. NSP funding facilitated the purchase, redevelopment, and resale of foreclosed and abandoned residential properties, allowing grantees to develop their own programs and funding priorities within the CDBG regulatory framework.

### CDBG Target Area

The Community Development Block Grant (CDBG) was established in 1974 and is one of the longest continuously run HUD programs. CDBG funds are awarded annually and provide resources for a variety of community development needs. The overarching goals of the CDBG program are to ensure decent affordable housing, provide services to vulnerable populations, and to create jobs through expansion and retention of businesses. Annual CDBG fund allocation is divided between States and local jurisdictions, with “entitlement” communities (over 50,000 population) receiving individual funding and “non-entitlement” communities receiving funding through their State’s allocation. CDBG funding: benefit low- and moderate-income persons (at least 70 percent of funding); supports prevention or elimination of slums or blight; and addresses urgent community development needs (existing conditions that pose an immediate threat to the health or welfare of the community).



## Oracle Choice Neighborhood Physical Assessment

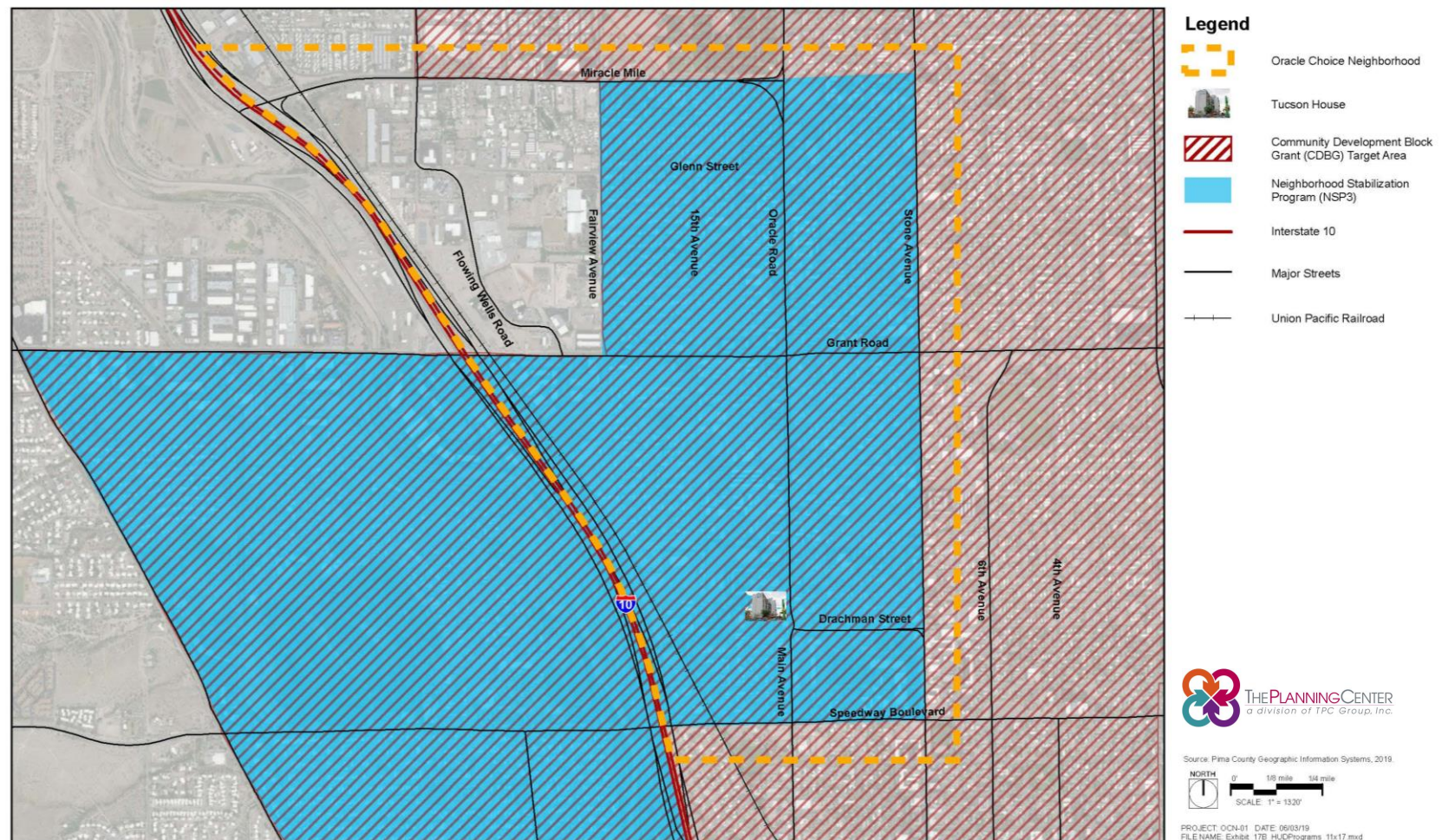


**Exhibit 4: Thrive in the 05 Revitalization Initiatives**





## Oracle Choice Neighborhood Physical Assessment



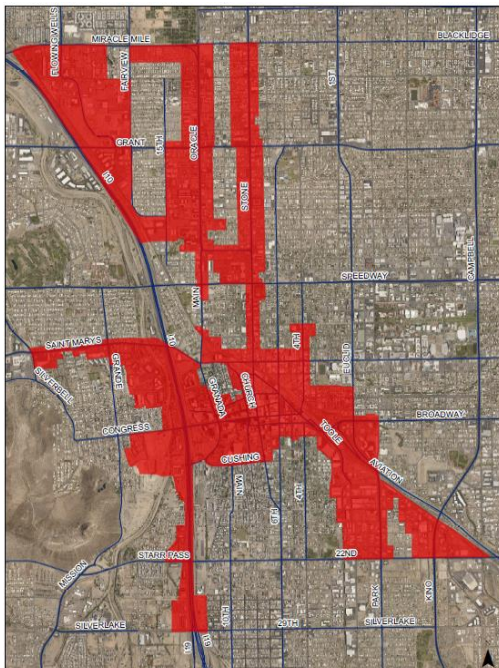
**Exhibit 5: Other HUD Programs Supporting Revitalization**



## Oracle Choice Neighborhood Physical Assessment

### Economic Development Incentives

This section describes economic development incentives available through the City of Tucson Office of Economic Initiatives available to support the Oracle Choice area neighborhood transformation.



#### Government Property Lease Excise Tax (GPLET)

The GPLET can provide up to eight (8) years of property tax abatement. This incentive is available for projects located in the Central Business District that result in a property value increase of at least 100%. The amount abated cannot exceed the economic benefit created by the project. To become "government property" the City will take ownership of the property for the duration that the owner wishes to be relieved of tax obligations. The GPLET property tax abatement area includes a large portion within the Choice Neighborhood Area.

The GPLET portion within the Choice Neighborhoods area extends from Miracle Mile Road to Speedway Boulevard and from I-10 to Stone Avenue. The figure on the left shows the extent of the GPLET. To access the full-page map, follow the [GPLET](#) link.

#### Site Specific Sales Tax Incentive

For retail projects that would not otherwise locate in the city of Tucson, the City can apply project-generated tax revenues to qualifying public expenses such as job training or public infrastructure improvements. Projects must create significant and quantifiable economic benefits to be considered. The amount of sales tax revenue applied cannot exceed the economic benefit created by the project.

#### New Market Tax Credit Program

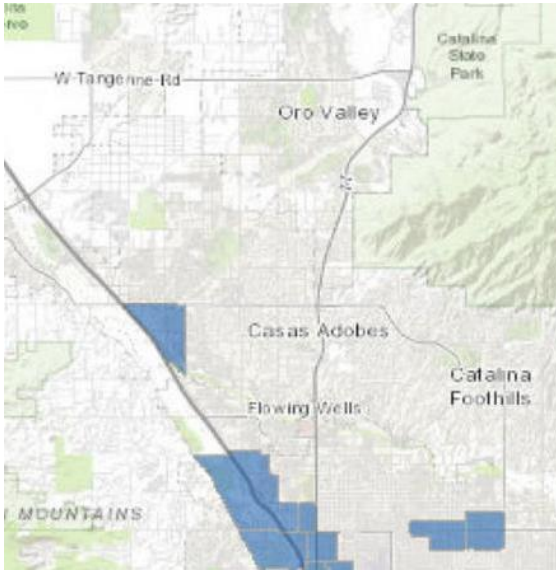
The New Markets Tax Credit Program (NMTC Program) attracts investment capital to low-income communities by permitting corporate investors to receive a tax credit against their Federal income tax return in exchange for making equity investments in specialized financial institutions called Community Development Entities (CDEs). The credit totals 39 percent of the original investment amount and is claimed over a period of seven years (five percent for each of the first three years, and six percent for each of the remaining four years).





## Oracle Choice Neighborhood Physical Assessment

### Opportunity Zones



Opportunity Zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026. If the QOF investment is held for longer than 5 years, there is a 10% exclusion of the deferred gain. If held for more than 7 years, the 10% becomes 15%. Second, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged. Most of the Tucson-area Opportunity Zones, straddle Interstates 10 and 19.

Opportunity Zones within the Oracle Choice Area are depicted on the figure above. To access the full-page map, follow the link: [Opportunity Zones](#).

### Tucson Industrial Development Authority

Founded in 1979, Tucson Industrial Development Authority (TIDA) is a nonprofit organization that manages public funds to enhance the region's quality of life through economic development, affordable housing, and downtown, neighborhood and community development. TIDA promotes and assists in the rehabilitation, expansion and development of business and industry. The intent is to create and maintain jobs to assure an improved standard of living and an increase in the prosperity of all residents of Tucson with emphasis on new and expanding businesses where sources of traditional capital are not available. TIDA assists in the financing, rehabilitation and development of affordable housing and promotes homeownership opportunities. TIDA programs support low- and moderate-income households, and as well as workforce housing (up to 140% Area Median Income). TIDA promotes and assists projects designed to enhance, revitalize and rehabilitate the cultural, social, economic, historical and physical resources of the downtown, lower income neighborhoods, infill projects and of the broader Tucson community by supporting self-sustaining and fiscally sound investments.



## Oracle Choice Neighborhood Physical Assessment

### EPA Brownfields Project Area

Developments within the EPA Brownfields Project Area can receive City grants to fund Phase I and II Environmental Site Assessments. Phase I assessments can cost up to \$3500 and Phase II assessments can cost up to \$20,000.

### Infill Incentive District - Greater Infill Subdistrict

Flexible development options in the Greater Infill Incentive Subdistrict relieve property owners from parking, loading, and landscaping standards as well as certain other dimensional requirements and allow height increases up to sixty feet in more restrictive zones if the development supports transit and pedestrian oriented development. Developers can also benefit from a streamlined Planned Area Development rezoning process. The IID extends to portions of the Oracle Choice area and is further discussed in subsequent sections.

### Small Business Enterprise Program (SBE)

The SBE program offers opportunities to small businesses in Tucson interested in submitting bids for contracts administered by the Procurement

## Business Incentives and Assistance Programs

This section describes business incentives and assistance programs managed by the City of Tucson Office of Economic Initiatives available to support the Oracle Choice area neighborhood transformation.

### Historic Preservation Tax Credits

Assist designated historic buildings located in commercially zoned areas within the City of Tucson. Approved rehabilitations of these properties are eligible for significant federal and state tax credits. This program could be an effective tool for neighborhood transformation given the amount of historic buildings within the Oracle Choice neighborhood. Businesses that are contributors to the Miracle Mile Historic District are already eligible to receive these credits. As part of the ongoing Business Forum, a Historic Preservation Tax Credits information session was held that included the history of the corridor and provided information about the credits in September 2019.



## Oracle Choice Neighborhood Physical Assessment

### Small Business Enterprise Program (SBE)

The SBE program offers opportunities to small businesses in Tucson interested in submitting bids for contracts administered by the Procurement Department. Benefits include bid preferences and subcontracting goals for construction, goods, services, and materials. SBE applicants may represent of any and all ethnic and gender groups. There are several construction and material businesses in the area that could benefit from this program.

### Business Toolkit

Designed to be a collection of the most frequently needed and requested information by Tucson business owners and entrepreneurs. The [Business Toolkit](#) includes select links to get to the information business owners need.

### Small Business Assistance Line

This tool helps Small Business entrepreneurs, acknowledging their value in the community's economy by strengthening their capability, survivability, and ultimate success.

## International Trade

The City of Tucson has a long history of being a major trading partner with nations around the world and a special partnership with Mexico and Canada. The Office of Economic Initiatives works with the organizations listed under the International Trade Resources below to keep Tucson in a position of prominence with our trade neighbors and to expand our trade relationships with the international community. The Choice Neighborhood includes a major industrial area along Interstate 10, offering access to the Canada Arizona Mexico Corridor (CANAMEX). This area could be revitalized to support employment and support prosperous neighborhoods. The Pascua Yaqui Tribe owns property along this corridor.

### International Trade Resources

[International resources](#) available include:

- U.S. Commercial Service Arizona Export Assistance Center
- Tucson Export Center Contact Info
- Arizona Commerce Authority
- Global Advantage UA Tech Parks
- Export Import Bank of the United States



## Oracle Choice Neighborhood Physical Assessment

### Economic Development Partners

This section describes economic development partners with major roles in neighborhood transformation.

#### City of Tucson Office of Economic Initiatives

The City Manager's [Office Of Economic Initiatives](#) combines Economic Development, Annexation, Small Business Assistance, and Special Events coordination into one team to assist the Tucson community in all efforts to improve Tucson's economic environment. The Office of Economic Initiatives is a key partner of the Housing, People and Education and Neighborhood transformation teams.

#### San Ignacio/Old Pascua Council

The San Ignacio/Old Pascua Council leads a variety of programs and activities in Old Pascua, the Pascua Yaqui Tribe neighborhood located in the Oracle Choice neighborhood and is a key partner of the three transformation teams.

#### Pascua Yaqui Tribe

The Pascua Yaqui Tribe owns properties along the I-10 corridor and recently signed a development agreement with the City of Tucson. In addition, the Pascua Yaqui Tribe owns several properties as well as some key vacant parcels within San Ignacio/Old Pascua.

#### Pima County Economic Development

Pima County Economic Development plays a major role in supporting the economic, health, safety and welfare of the region prioritizing infrastructure improvements and strengthening neighborhoods through a variety of services, including its library system.

#### Pima Association of Governments (PAG)

Pima Association of Governments is a nonprofit metropolitan planning organization with Transportation Planning, Environmental Planning, Energy Planning and Technical Services divisions. PAG's programs focus on cross-jurisdictional planning issues, such as air quality, water quality, transportation and population growth. One of PAG's responsibilities as the MPO is to coordinate development of a long-range regional transportation plan which secures federal funding.

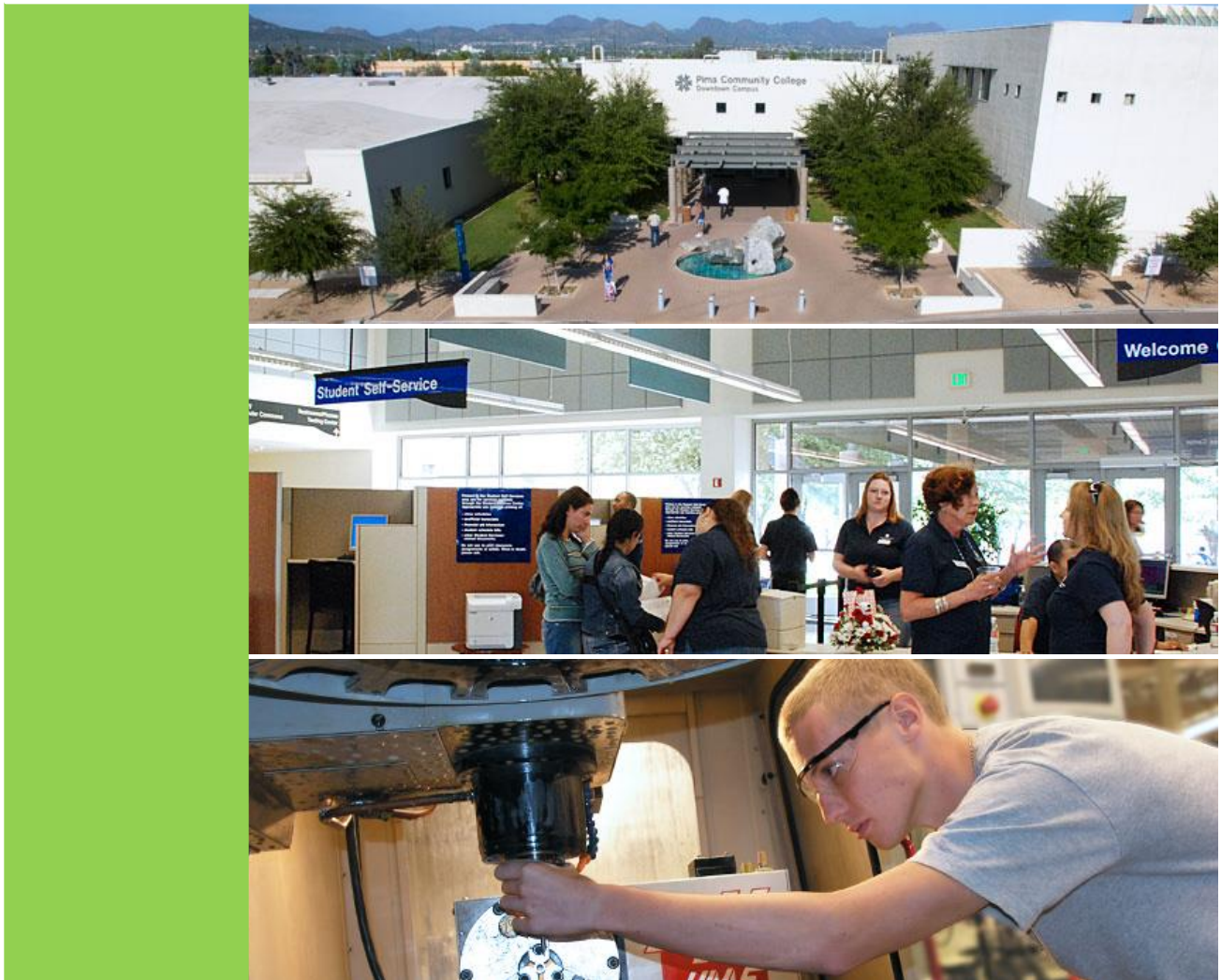




## Oracle Choice Neighborhood Physical Assessment

### Pima Community College Downtown Campus (PCC)

Pima Community College leads workforce and economic development initiatives with focus on education, vocations, health and wellness, social services, self-sufficiency, and economic stability and functions as the anchor institution within the Oracle Choice Neighborhood.



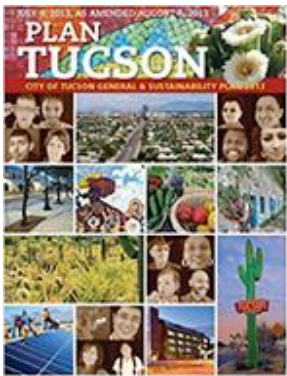


## Oracle Choice Neighborhood Physical Assessment

# ADOPTED LAND USE AND ZONING

## The City of Tucson General & Sustainability Plan

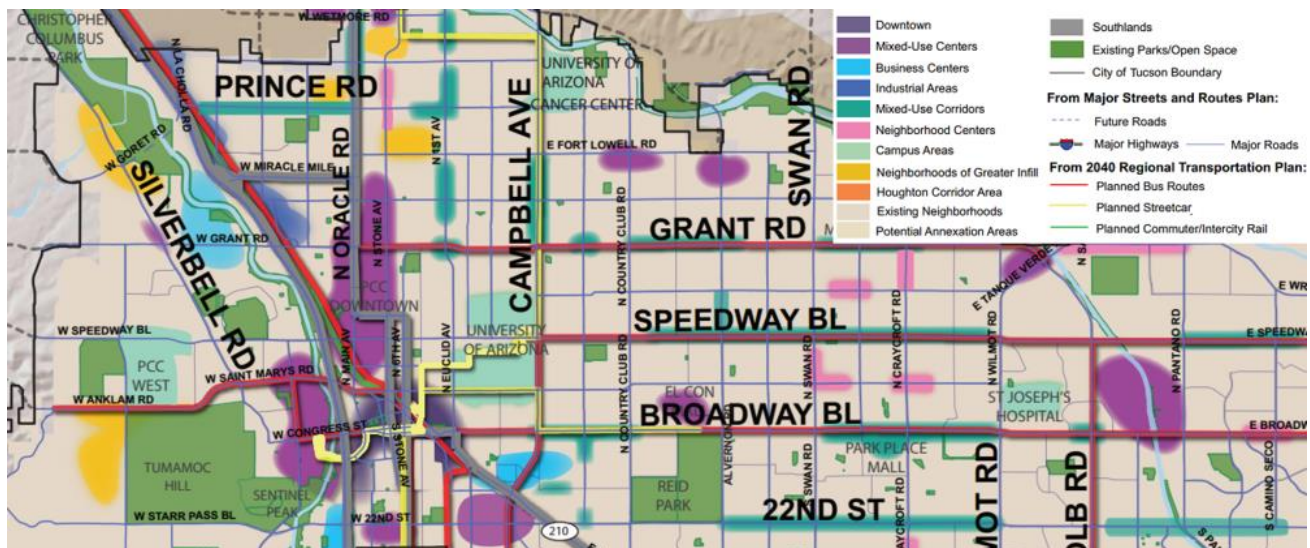
### Plan Tucson: The City of Tucson General & Sustainability Plan



Jurisdictions within Arizona are required by the Arizona Revised Statutes to prepare a General Plan. Ratified by voters in November 2013, Plan Tucson guides development, infill, redevelopment, neighborhood preservation and revitalization efforts throughout the City. The Future Growth Scenarios map included in the General Plan designates a portion of the area within the Oracle Choice Neighborhood north of Speedway Boulevard, south of Miracle Mile and between Oracle Road and Stone Avenue as a Mixed-Use Center and includes an area designated industrial. The remaining areas depict existing neighborhoods and parks. (See Illustration 1: Plan Tucson Future Growth Scenarios).

Illustration 1

### Plan Tucson Future Growth Scenarios



Source: Future Growth Scenario Map, Plan Tucson, Adopted 2013.



## Oracle Choice Neighborhood Physical Assessment

### Mixed-use Centers

Mixed-use Centers combine a variety of housing options, retail, services, office, and public gathering places, located close to each other, providing occupants of the center and the residents and workers in the surrounding neighborhoods with local access to goods and services. Although vehicles remain a primary transportation mode, public transit, bicycles, and walking receive priority in these areas. Plan Tucson guidelines for Mixed-use Centers (LT28.5.1) support development that:

- Integrate residential and nonresidential land uses and the mix of private and public land uses, including entertainment, recreation, retail, restaurants, offices, libraries, hotels, public meeting facilities child care, transit facilities, and other services into mixed-use activity centers;
- Reestablish pedestrian connections in the street network, where they have been lost; Support alternate modes of transportation;
- Encourage infill;
- Provide convenient, comfortable, illuminated, and accessible bus shelters and an attractive pedestrian environment; and
- Support pedestrian and bicycle use by providing clearly marked pathways from adjacent bike routes and public sidewalks and walkways, and by separating them from auto traffic access,

Mixed-use Center guidelines also consider redevelopment, including the demolition of substandard structures, as a mechanism to encourage the assemblage of larger parcels for activity center or node development (LT28.5.2); support neighborhood-scaled activity nodes with direct pedestrian and bicycle connectivity to the neighborhoods they serve (LT28.5.3); support residential development with densities that complement the size and intensity of the center or node, while providing transitions to lower density residential uses (LT28.5.5); and protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses (LT28.5.9).

### Housing

In its capacity as both the Public Housing Authority and the Community Development Office, the City's Housing and Community Development Department provides housing assistance to the most vulnerable residents in Tucson, including low-income renters and homeowners, elderly persons, individuals with disabilities, and individuals who are homeless and invests in housing rehabilitation and neighborhood preservation and revitalization. Plan Tucson's housing policies supporting the Oracle Choice Neighborhood include:





## Oracle Choice Neighborhood Physical Assessment

- Evaluate the social, physical, and spatial needs related to housing program design and location, including neighborhood conditions and access to basic goods and services (H1)
- Evaluate the social, physical, and spatial needs related to housing program design and location, including neighborhood conditions and access to basic goods and services (H2)
- Promote safe, decent, and affordable housing and neighborhoods that support aging in place (H9)
- Encourage residential development including both market rate and affordable housing projects in Tucson (H11)

### Neighborhood Revitalization

- Prioritize neighborhood revitalization efforts to focus on those geographic areas with the greatest need. (RR6)

## Area Plans

Over the years, the City, concerned residents, property owners, businesses, institutions, nonprofit organizations and other partners have collaboratively worked to assist the Oracle Choice Neighborhood area regain its role as a prominent gateway in Tucson's urban core. Some previous efforts include:

### The Oracle Project (TOP) and

The TOP focused on current issues. Stakeholders involved in the process saw a need for a longer-term planning effort, the OARP.

### The Oracle Area Revitalization Plan (OARP)

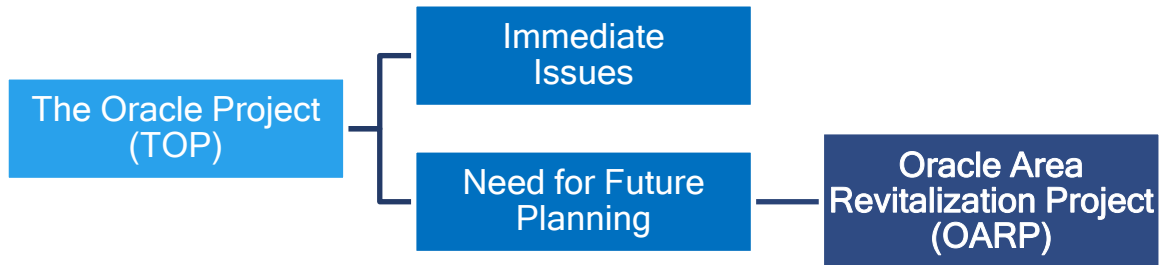
The OARP, an outgrowth of TOP, evolved into a partnership of area stakeholders seeking to combat crime and urban decay and to improve the quality of life for all residents in the area. The City initiated the OARP in 2007 to explore with area stakeholders what might be done to support and encourage the development of:

- Employment options;
- More services to meet area needs;
- Social and recreational opportunities;
- A variety of housing options;
- Sensitivity to the area's historic character; and
- Overall improvements in the built environment.





## Oracle Choice Neighborhood Physical Assessment



The OARP established policies and procedures to encourage the revitalization of the area through development of employment options, more services to meet surrounding residential needs, social and recreational opportunities, a variety of housing options, sensitivity to the area's historic character, and overall improvement of the built environment.

The OARP was an initiative of the Ward III Council Office, neighborhoods, businesses and institutions in the area, and was managed by the City of Tucson Housing & Community Development Department.



*Historic Neon Sign District and the Pascua Yaqui Museum and Cultural Center at Old Pascua*



## Oracle Choice Neighborhood Physical Assessment

### Neighborhood Plans

#### Unit 6 Neighborhood Land Use and Circulation Plan

Adopted by Mayor and Council in 1976, the Unit 6 Plan focuses on the area bounded by Grant Road to the north, Speedway Boulevard to the south; Oracle Road to the east, and Interstate 10 to the west. This plan's stated purpose is to balance residential, commercial, and industrial uses and to address circulation conflicts by establishing revitalization, circulation, and neighborhood policies.

#### Ocotillo Oracle Neighborhood Plan

Not an adopted plan, Ocotillo Oracle Neighborhood Plan was prepared in 2002 by the University of Arizona Drachman Institute.

#### Miracle Manor Neighborhood Action Plan

Not an adopted plan, the Miracle Manor Neighborhood Action Plan was prepared in 2005 by the University of Arizona Planning Program. This plan includes an inventory of neighborhood assets that was established by working with the residents to develop a vision for the neighborhood's future. It also includes goals, objectives and strategies to implement the vision.

### Infill Ordinance

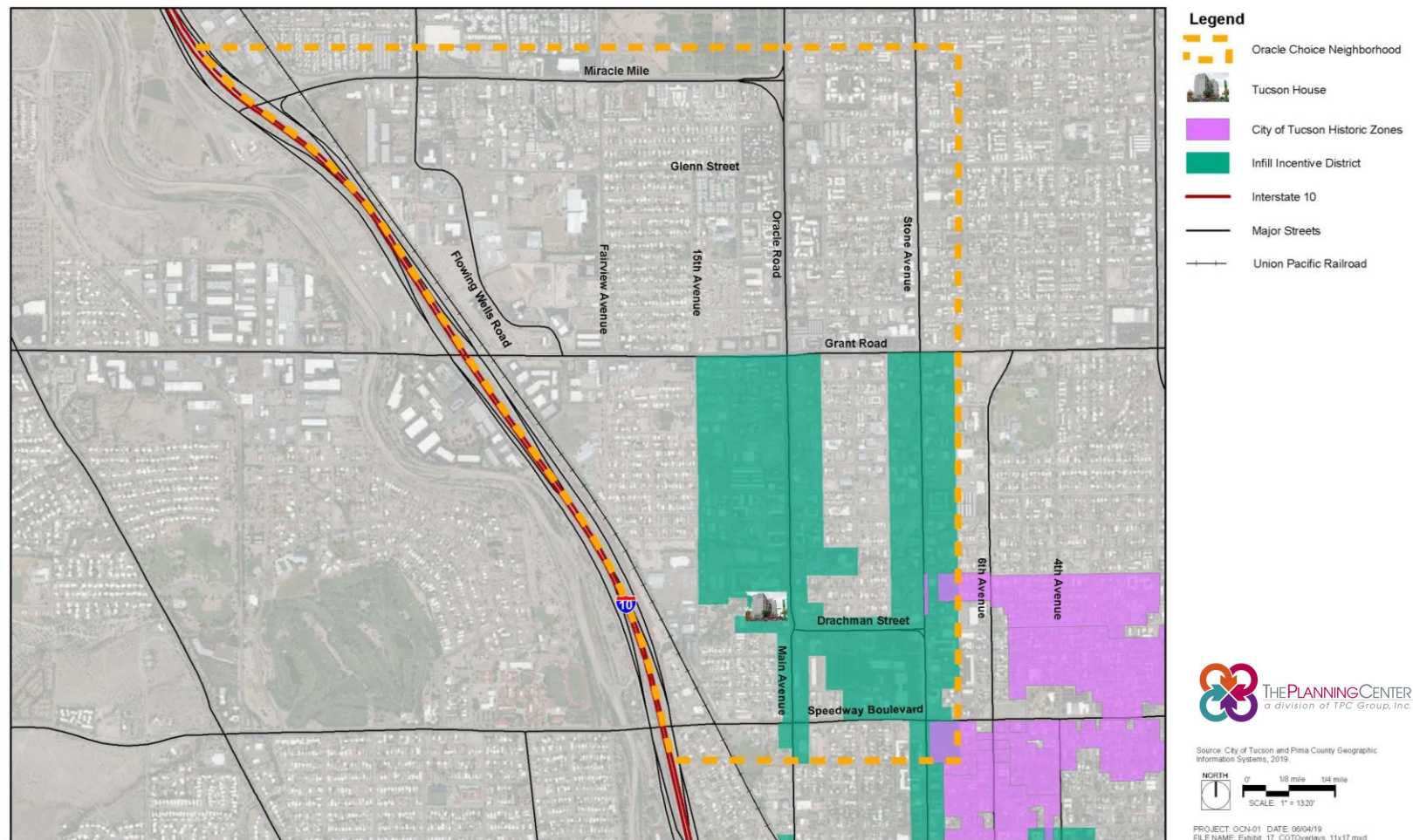
#### Downtown Area Infill Incentive District (IID)

In 2006, Mayor and Council adopted a policy to encourage infill in the Downtown area (Ordinance #20487). In 2009, Mayor and Council activated a zoning regulation called the Modification of Development Regulation (MDR) within the IID. The MDR provides flexibility from some of the dimensional standards related to the underlying zoning. For instance, the MDR allows for greater building heights than the underlying zoning.

**Exhibit 6** shows the City of Tucson Overlays that impact the Oracle Choice Neighborhood. A portion of the IID falls within the Choice Neighborhood boundary.



## Oracle Choice Neighborhood Physical Assessment



**Exhibit 6: City of Tucson Overlays impacting the Oracle Choice Neighborhood.**

Located within the City of Tucson, the Miracle Mile Historic District lies east of the Santa Cruz River, Interstate-10, and the Southern Pacific Railroad tracks; 0.8 miles west of the University of Arizona Main Gate in Sections 1 and 2, Township 13 South and 14 South, and Range 13 East of Gila and Salt River Base Line and Meridian.





## Oracle Choice Neighborhood Physical Assessment

Originally unincorporated farmland north of Tucson, the Miracle Mile Historic District is now in the heart of Tucson's metropolitan area, bisected by major cross streets Speedway Boulevard and Grant Road.

### Character of the Miracle Mile Historic District

The commercial development in the Miracle Mile Historic District, similar to that found in other highway corridors throughout the country, catered to travelers, the automobile, and cross-country trucking. The Miracle Mile Historic District runs through multiple early twentieth-century, pre-World War II subdivisions, which were generally laid out in a grid-iron pattern. Over time, the highway-facing lots were combined and reconfigured to adapt to changing commercial needs. The entire Miracle Mile Historic District is outwardly expressed. Commercial enterprises were sited to attract highway travelers and to provide easy access from the highways for cars and trucks. The overall evolving development of the Miracle Mile Historic District created its character.

### Historic Light Fixtures

Lighting is an important feature of the Miracle Mile Historic District streetscape. Original overhead cobra streetlights, initially painted two-tone black and silver, are now one color and remain extant along portions of the road. Neon signs from the period of significance continue to line the street, adding a distinct identity. These signs have been categorized as contributing structures to individual properties. The relationship of the contributing buildings, neon pole mounted signs, original streetlights, and surviving vegetated medians reinforce a strong sense of place.

### Streetscape

The original character-defining features of the roadbed have been altered over time and through multiple expansions. However, the original highway alignment remains intact and is a contributing site that provides the backbone to the contributing and non-contributing resources. Each of the streets has distinct characteristics, but all share an over-arching design focused on the automobile and its driver.

Throughout the Miracle Mile Historic District, the majority of the original landscape and trees were removed during road-widening projects subsequent to the period of significance. Original recessed curb-side parallel parking segments and vegetated edges have vanished; the medians along Oracle Road have been narrowed.

### Land Use

The Miracle Mile Historic District is composed primarily of commercial properties that were constructed in relationship to the highway and whose primary function was to provide services to auto travelers. Lots were generally platted as part of the original Tucson town site. Most buildings are located towards the front of the lots, facing the historic highway. The most prevalent property type, the motor court, later universally designated with the auto-age contraction "motel," is generally constructed in an "L" or "U" shape, often with a swimming pool and vegetated area.



## Oracle Choice Neighborhood Physical Assessment

Service stations were generally located on corner lots, while other buildings were constructed in relation to traffic patterns. Restaurants and entertainment venues were principally located mid-block. The roads have been widened over time, which has reduced setbacks and vegetated buffers, but overall the land use remains much as it did during the period of significance.

While some of the historic motor court motels, are currently in derelict state and are a focal point for illicit activities, others have been successfully renovated and support different land uses. Successful renovations along Miracle Mile supporting a change in land use include Ghost Ranch Lodge Apartments and Monterrey Court Studio Galleries and Café.

### Commercial Architecture

The auto-specific architecture defines the character of the Miracle Mile Historic District. The commercial architecture throughout was designed to attract locals and travelers passing through Tucson, to accommodate their cars, and to provide automotive services. The proliferation of motor courts/motels and service stations is typical of urban highway corridor evolution throughout Arizona and the country. The architecture of the Miracle Mile Historic District is emblematic of evolving southwestern tastes and styles in the pre- and post-World War II eras. Stylistically, the buildings were intended to meet idealized expectations and notions of the romantic “Old West.” Eclectic Revival, Art Deco, and Mid-Century Modernist trends are also prevalent along the historic strip. Stucco, exposed red brick, and red ceramic roof tiles are representative features that are prevalent within the Miracle Mile Historic District. Single and double story buildings are the norm. The Tucson House, constructed in 1963, is the sole exception, reaching over 10 stories to become the district’s most prominent feature from a distance.

Motor court/motel names such as “La Siesta,” “Ghost Ranch,” and “Frontier” invited travelers passing through Arizona to take a break from driving. Swimming pools, lush grass, and neon signs all created an alluring mystique. This contributing commercial architecture unifies the character and shapes the sense of place. The surviving motor courts/motels, service stations, commercial buildings, basic material palette, and consistent site utilization are distinctive features along the entire corridor and fashion a unique Miracle Mile Historic District identity.

Examples of revitalization efforts in which the identity has been successfully preserved include Ghost Ranch Lodge Apartments and Monterrey Court Studio Galleries and Café, both located on Miracle Mile.



## Oracle Choice Neighborhood Physical Assessment



### Integrity in Miracle Mile Historic District

Of the 279 individual resources in the Miracle Mile Historic District, 258 qualify as contributing based on the designated period of significance, as well as on the integrity of the buildings and their ability to convey the Miracle Mile Historic District's defined themes of significance.

### Number of Resources within the Miracle Mile Historic District

The following table lists contributing, and non-contributing resources identified within the Miracle Mile Historic District.

**TABLE 1: Contributing and Non-Contributing Resources – Miracle Mile Historic District**

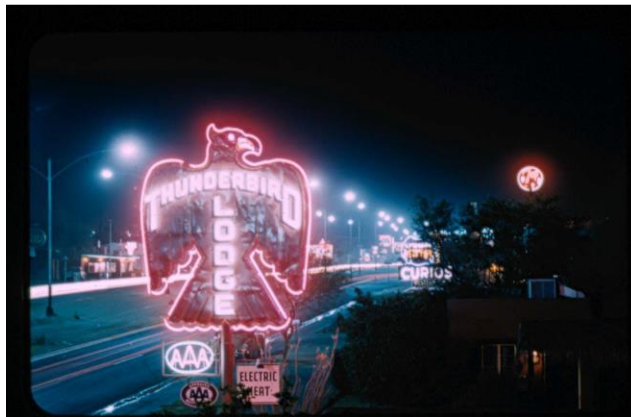
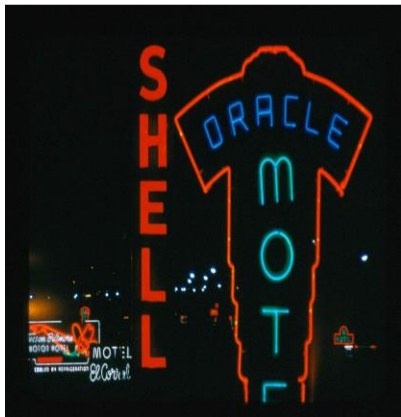
Resource Type:	Contributing	Non-Contributing
Buildings	198	17
Sites	1	0
Structures	31	3
Objects	28	1
<b>Total</b>	<b>258</b>	<b>21</b>

Source: United States Department of the Interior, National Park Service, National Register of Historic Places Registration Form for the Miracle Mile Historic District, Revised 8-15-2017, prepared by Demion Clinco, Frontier Consulting Group, LLC.





## Oracle Choice Neighborhood Physical Assessment



*Historic Neon Sign Gateway District*

### Contributing and Non-Contributing Resources

Table 2 included in the following pages lists contributing and non-contributing properties within the Miracle Mile Historic District.



## Oracle Choice Neighborhood Physical Assessment

**TABLE 2: Contributing and Non-Contributing Properties – Miracle Mile Historic District**

	Address			Historic Name	Build.	Obj.	Str.-	Date	Eligible	Reason
MM001	2	West	Drachman Street	Wash Well No 2	1	1		1955	C	
MM002	22	West	Drachman Street	Pack'Em Inn Steak House	1			1962	C	
MM003	106	West	Drachman Street	Shakey's Pizza Parlor	1			1964	C	
MM004	138	West	Drachman Street	roadside residence	1			1921	C	
MM005	143	West	Drachman Street	Tucson Inn	2	1	1	1952	C	
MM006	146	West	Drachman Street	Ben B. Mathews House	1			c. 1925	C	
MM007	210	West	Drachman Street	Uncle John's Pancake House	1			1958	C	
MM008	218	West	Drachman Street	commercial storefront	1			1960	C	
MM009	225	West	Drachman Street	El Rancho Motor Hotel	2		1	1948	C	
MM010	227	West	Drachman Street	Frontier Motel	3	1	1	1958	C	
MM011	234	West	Drachman Street	AAA branch office	1			1960	C	
MM012	240	West	Drachman Street	Arizona Rent-A-Car	1			1957	C	
MM013	246	West	Drachman Street	Jurisprudence Building	1			1962	C	
MM014	333	West	Drachman Street	Executive Inn Motor Hotel	1	.	1	1962	NC	alterations
MM015	225	West	Flores Street	Paul's Hideaway Lodge	1	1	1	1960	C	
MM016	232	West	Flores Street	Casa Linda Motel	5	1		1951	C	
MM017	244	West	Flores Street	Las Flores Motel	2			1950	C	
MM018	302	West	Flores Street	Silver Saddle Motel	3			1948	C	
MM019	303	West	Flores Street	El Sahuaro Motel	3			1947	C	
MM020	504	West	Flores Street	Casa Ray	7	1		1948	C	
MM021	1117	North	Main Avenue	Dunn Edwards Paint Corporation	1			1949	C	
MM022	1148	North	Main Avenue	Duke's Drive Inn & Beau Brummel Club	1			1947	C	
MM023	1149	North	Main Avenue	Borden Dairy Company	2			c. 1950	C	
MM024	1201	North	Main Avenue	Western Truck Lines Ltd.(1955)	2			1946	C	
MM025	1202	North	Main Avenue	Industrial Transportation	2			1946	C	
MM026	1243	North	Main Avenue	warehouse	1			c. 1950	C	
MM027	1319	North	Main Avenue	furniture warehouse	2			c. 1940	C	
MM028	435	West	Miracle Mile	Curve Inn Motel	1			1952	NC	alterations
MM029	437	West	Miracle Mile	Canyon State Motor Lodge	3			1949	C	
MM030	465	West	Miracle Mile	Sun Land Motel	3	1		1952	C	
MM031	505	West	Miracle Mile	Monterey Motel	10	1		1952	C	
MM032	515	West	Miracle Mile	Riviera Motor Lodge	1	1	1	1953	C	
MM033	631	West	Miracle Mile	Terrace Motel	2	1		1949	C	
MM034	707	West	Miracle Mile	Wayward Winds Motel	7	1	2	1958	C	
MM035	741	West	Miracle Mile	Manny's Motor Lodge	11	1	1	1950	C	
MM036	749	West	Miracle Mile	Manny's Hoof and Horn Supper Club	1			1961	C	
MM037	801	West	Miracle Mile	Ghost Ranch Lodge	19	1	1	1941	C	
MM038	901	West	Miracle Mile	service station	1			1950	NC	alterations
MM039	922	West	Miracle Mile	Golden Pin Lanes	2			1950	C	
MM040	937	West	Miracle Mile	service station	1			1940	C	
MM041	1065	West	Miracle Mile	commercial store	1			1944	NC	alterations
MM042	1130	West	Miracle Mile	Linda Vista Motel	4			1944	C	
MM043	1135	West	Miracle Mile	Amazon Motel	1	1	1	1964	C	
MM044	1333	North	Oracle Road	Farmers Market	1			c. 1935	C	
MM045	1430	North	Oracle Road	Quebedeaux Pontiac Auto Dealership	1			1954	C	
MM046	1500	North	Oracle Road	Hertz Rent A Car	2			1963	C	
MM047	1501	North	Oracle Road	Tucson House	1	1	1	1963	C	
MM048	1601	North	Oracle Road	Tucson Highway House Motor Hotel	1	1		1961	C	
MM049	1602	North	Oracle Road	La Siesta Motel	1	2	3	1941	C	
MM050	1650	North	Oracle Road	De Luxe Motel	2	2	1	1948	C	
MM051	1704	North	Oracle Road	Hacienda Motel	4	1	1	c. 1940	C	
MM052	1735	North	Oracle Road	La Fuente Restaurant	1			1949	NC	alterations
MM053	1800	North	Oracle Road	Green Lantern Café	2			1938	NC	alterations
MM054	1900	North	Oracle Road	Miracle Breeze	4	4		1963	C	
MM055	1919	North	Oracle Road	Highland Tower Motel	1		2	1941	C	
MM056	2010	North	Oracle Road	Gus & Andy's Tavern	1			1963	C	
MM057	2015	North	Oracle Road	Café	1			c. 1950	C	

Source: United States Department of the Interior, National Park Service, National Register of Historic Places Registration Form for the Miracle Mile Historic District, Revised 8-15-2017, prepared by Demion Clinco, Frontier Consulting Group, LLC.



## Oracle Choice Neighborhood Physical Assessment

**TABLE 2: Contributing and Non-Contributing Properties – Miracle Mile Historic District (Continued)**

MM058	2042	North	Oracle Road	Service Station	1			1959	C	
MM059	2104	North	Oracle Road	Blakely's Miracle Mile Station 1955	1		1	1953	NC	alterations
MM060	2115	North	Oracle Road	El Sol Motel	2	1		1942	NC	alterations
MM061	2130	North	Oracle Road	Saddle & Sirloin Restaurant	1			1951	NC	alterations
MM062	2201	North	Oracle Road	Pago Pago Restaurant & Lounge	1			c. 1945	NC	alterations
MM063	2280	North	Oracle Road	unknown	1			1935	C	
MM064	2281	North	Oracle Road	Peppylons	1			1952	C	
MM065	2425	North	Oracle Road	De Anza Motel	2		1	1940	C	
MM066	2445	North	Oracle Road	The Don Motel	9		1	1941	C	
MM067	2537	North	Oracle Road	Coronado Court	2			c. 1920	C	
MM068	2540	North	Oracle Road	Commercial Buildings	6			1937	C	
MM069	2549	North	Oracle Road	Seven Up Bottling Co	1			1940	C	
MM070	2580	North	Oracle Road	Gulf Station	1			c. 1950	C	
MM071	2601	North	Oracle Road	Naomi Court	4		1	1942	C	
MM072	2637	North	Oracle Road	Thunderbird Lodge	2			1942	NC	alterations
MM073	2649	North	Oracle Road	Oracle Court	2	1	1	1940	C	
MM074	2720	North	Oracle Road	Jim Counes' Northwoods	1			1962	NC	alterations
MM075	2725	North	Oracle Road	Motel El Corral	8			1949	C	
MM076	2865	North	Oracle Road	service station	1		1	1959	C	
MM077	2900	North	Oracle Road	D E Hicks service station	1		1	1957	C	
MM078	2914	North	Oracle Road	Club 21	1			c. 1940	C	
MM079	503	North	Stone Avenue	M. L. Stephenson Restaurant	1		1	1928	C	
MM080	538	North	Stone Avenue	Fred Myles	1			1920	C	
MM081	549	North	Stone Avenue	Signal Service Station	1			1944	C	
MM083	616	North	Stone Avenue	Ed Bonnefoy Ice Station	1			1931	C	
MM084	624	North	Stone Avenue	Henry Kaldenbaugh Agency	2			1946	C	
MM085	625	North	Stone Avenue	Service Station	2			1926	C	
MM086	648	North	Stone Avenue	G. D. F. Frazier Service Station	2			1937	C	
MM087	700/712	North	Stone Avenue	Consumer Market and Drug Store	1			1941	C	
MM088	722	North	Stone Avenue	No Stone Laundry and Dry Cleaning	1			1952	C	
MM089	730	North	Stone Avenue	Safeway Pay and Take	1			1933	C	
MM090	744	North	Stone Avenue	Commercial Storefront	1			1954	C	
MM093	847	North	Stone Avenue	Beaudry Motor CO.	1			1940	C	
MM094	900	North	Stone Avenue	Arizona Bank	1			1961	C	
MM095	919	North	Stone Avenue	Tidelands Motor Inn, Sahara Motel	2	1	1	1960	C	
MM096	930	North	Stone Avenue	Laundromat 1/2 Hour Laundry	1			1952	NC	alterations
MM097	950	North	Stone Avenue	Rodeway Inn	1		1	1964	C	
MM098	1132	North	Stone Avenue	Travel Lodge	1		1	1957	C	
MM099	1202	North	Stone Avenue	Lee's Drive In Liquors	1			1952	C	
MM100	1240	North	Stone Avenue	Speedway Bowling Lanes	1			1941	C	
MM101	1248	North	Stone Avenue	Imperial 500 Motel	1		1	1961	NC	alterations
MM102	1300	North	Stone Avenue	Flamingo Hotel	1	1	1	1954	C	
MM103				Stone Avenue Underpass			1	1935	C	
MM104				Miracle Mile - Oracle Road traffic circle			1	1937	C	
MM105				Miracle Mile Alignment Site				1926	C	

Source: United States Department of the Interior, National Park Service, National Register of Historic Places Registration Form for the Miracle Mile Historic District, Revised 8-15-2017, prepared by Demion Clinco, Frontier Consulting Group, LLC.





## Oracle Choice Neighborhood Physical Assessment

# PLANNED & FUNDED IMPROVEMENTS

## Proposition 407: Parks + Connections Bond

In 2018, the City of Tucson voters approved Proposition 407, a \$225 million bond package for capital improvements via General Obligation bonds. A bond oversight commission oversees funding and monitors the progress of projects.

The bond funds will be dedicated to improving City parks amenities (including playgrounds, sports fields, pools, splash pads, and recreation centers) as well as connections (pedestrian pathways, bicycle pathways, pedestrian and bicycle safety).

**Table 3** lists planned and funded Proposition 407 roadway improvement projects that will impact connectivity in the Oracle Choice project area:

TABLE 3: Proposition 407 Connections Improvements			
Project Name	List of Improvements	Budgeted Costs	Connections
Fairview Avenue Protected Bike Lane	Curb-separated bike lane that connects 3 parks, multiple stores and neighborhoods	\$1,641,076	Fairview between Prince Road & Grant Road (3 parks, multiple stores and neighborhoods)
Seneca Street/Waverly Street Bicycle Boulevard	Residential street improvements, enhanced street crossings, traffic calming, wayfinding, pavement markings, landscaping	\$3,102,943	Seneca/Waverly between 15 <sup>th</sup> Avenue & Wilmont (13 parks, 8 schools)
Glenn Street Pedestrian Safety & Walkability Projects	Street improvements to provide complete and connected sidewalks on both sides of the road, enhanced street crossings, street lighting, and landscaping for shade	\$9,400,435	Glenn Street between Oracle Road & Country Club Road (5 parks, 4 schools)
Blacklidge Drive Bicycle Boulevard	Residential street improvements, enhanced street crossings, traffic calming, wayfinding, pavement makings, landscaping	\$1,802,882	Blacklidge Drive between Oracle Road & McCormick Park (5 parks, 4 schools)

Source: City of Tucson, 2018.



## Oracle Choice Neighborhood Physical Assessment

**Table 4** lists Proposition 407 proposed and funded park improvements within the Oracle Choice project area.

TABLE 4: Proposition 407 Proposed and Funded Improvements			
Park Name	List of Improvements	Budgeted Costs	Neighborhood
Balboa Heights Park	New playground shade	\$48,000	Balboa Heights
Catalina Park	Restroom renovation	\$178,000	West University
De Anza Park	New restrooms	\$178,000	West University
Estevan Park	<ul style="list-style-type: none"> <li>Soccer field lights</li> <li>Basketball court resurfacing</li> <li>Irrigation system</li> <li>Parking lot</li> </ul>	\$576,500	Dunbar Spring
Francisco Elias Esquer Park	<ul style="list-style-type: none"> <li>Basketball court resurfacing</li> <li>New walking path</li> </ul>	\$327,300	Barrio Blue Moon/Tucson House
Keeling Desert Park	New playground shade	\$144,500	Keeling
Jacinto Park	Basketball court resurfacing	\$23,500	Miracle Manor
Jacobs Park & Ochoa Center	<ul style="list-style-type: none"> <li>Pool renovations</li> <li>Ramadas</li> <li>Irrigation</li> <li>Sports field improvements</li> </ul>	\$3,646,600	Flowing Wells
Mansfield Park	<ul style="list-style-type: none"> <li>Multiple park improvements</li> <li>Pool improvements</li> <li>Recreation/Community Center improvements</li> </ul>	\$3,064,600	Northwest
Manuel Valenzuela Alvarez Park	New playground shade	\$48,000	Old Pascua
David G. Herrera and Ramon Quiroz Park	<ul style="list-style-type: none"> <li>Multiple park improvements</li> <li>Pool improvements</li> <li>Recreation/Community Center improvements</li> </ul>	\$966,900	Barrio Anita
North Sixth Avenue Dog Park	Renovate parking lot	\$40,400	Northwest

Source: City of Tucson, 2018.

The City of Tucson funded Bicycle and Pedestrian projects that intersect with and surround the Oracle Choice project boundary include the planned:

- Copper/Flower Bicycle Boulevard;
- Main Avenue Buffered Bike Lanes; and
- Multiple calming measures at major street crossings



## Oracle Choice Neighborhood Physical Assessment

University of Arizona graduate students Emma Thompson, Quinton Fitzpatrick and Robert Hibberd prepared the Oracle Choice Connectivity Audit (Connectivity Audit) as part of Professor Kristina Currans' Transportation and Land Use course through the College of Architecture, Planning and Landscape Architecture (CAPLA). The results of the Connectivity Audit are incorporated in the following sections.

### Regional Transit Authority (RTA) 20-Year Plan

Pima County voters approved the Regional Transit Authority (RTA) 20-year plan in 2006, budgeting \$2.1 billion for region-wide multimodal improvements. These improvements include roadway, transit, safety, environmental and economic projects, funded by a half-cent sales tax. Federal funds, impact fees, and local transportation allocations provide supplemental funds to the bond projects.

**Table 5** outlines the two major RTA Roadway Improvement projects that intersect with the Oracle Choice Neighborhood boundary and includes funding allocations and construction start periods.

**TABLE 5: RTA 20-Year Plan Roadway Improvements Impacting Oracle Choice Neighborhood**

RTA Roadway Improvement Project	RTA Budget	Non-RTA Committed Revenues*	Construction Start Period
Union Pacific Railroad Underpass at Grant Road: Expand railroad underpass east of I-10 to accommodate 6 lanes	\$37.3 million	\$319,000	3 <sup>rd</sup> Period (FY 2017 – FY 2021)
Grant Road, Oracle Road to Swan Road: Widen to 6-lane arterial, streetscaping, bike lanes and sidewalks	\$160.8 million	\$6 million	2 <sup>nd</sup> , 3 <sup>rd</sup> , and 4 <sup>th</sup> Periods (FY 2012 - FY 2026)

\*Development impact fees, federal funds, and regional funds that are committed for projects. Source: RTA 20-Year Plan.





## Oracle Choice Neighborhood Physical Assessment

The RTA 20-Year Plan funding covers local projects focused on safety, transit improvements, and environmental/ economic vitality as well. Table 6 describes funding and construction start periods for these city-wide projects, many of which will impact the Oracle Choice Neighborhood.

**TABLE 6: Completed and Ongoing RTA 20-Year Plan Safety, Transit, and Environmental & Economic Vitality City-wide Projects**

RTA Improvement Project	RTA Budget	Construction Start Period
Intersection Safety and Capacity Improvements	\$100 million	All Periods
Elderly and Pedestrian Safety Improvements	\$20 million	All Periods
Transit Corridor Bus Pullouts	\$30 million	All Periods
At-grade Railroad Safety/ Bridge Deficiencies	\$15 million	All Periods
Signal Technology Upgrades to Improve Intersection Traffic Flow	\$15 million	All Periods
Greenways, Pathways, Bikeways, and Sidewalks	\$60 million	All Periods
Transportation-related Critical Wildlife Linkages	\$45 million	All Periods
Small Business Assistance	\$10 million	All Periods
Weekday Evening Bus Service Expansion	\$37.7 million	1 <sup>st</sup> Period (FY 2007 – FY 2011)
Weekend Bus Service Expansion	\$19.1 million	1 <sup>st</sup> Period (FY 2007 – FY 2011)
Bus Frequency and Area Expansion	\$178.2 million	1 <sup>st</sup> Period (FY 2007 – FY 2011)
Special Needs Transit for Elderly and Disabled Citizens	\$108.8 million	1 <sup>st</sup> Period (FY 2007 – FY 2011)
Neighborhood Circulator Bus Systems	\$24.8 million	1 <sup>st</sup> Period (FY 2007 – FY 2011)
Express Service Expansion	\$62.5 million	1 <sup>st</sup> Period (FY 2007 – FY 2011)
Downtown/ University High-Capacity Transit (Streetcar)	\$87.7 million	1 <sup>st</sup> Period (FY 2007 – FY 2011)
Park & Ride Transit Centers	\$14.7 million	1 <sup>st</sup> Period (FY 2007 – FY 2011)

Exhibit 7a shows RTA designated regional corridors and RTA-funded improvements within the Oracle Choice Neighborhood boundary. RTA-funded improvements include road improvements on the segment of Grant Road east of Oracle Road and road/rail separation at Interstate 10.

Exhibit 7b shows RTA 20-Year Plan funded bicycle and pedestrian improvements within the Oracle Choice Neighborhood, which include improvements on Speedway Boulevard (Oracle Road to I-10), Drachman Street (Oracle Road to east of Stone Avenue), Grant Road (from I-10 to Fairview Avenue and from Oracle Road to east of the Oracle Choice Neighborhood).

Exhibit 7c shows RTA sidewalk improvements within the Oracle Choice Neighborhood boundary. Sidewalk improvements are planned and funded for the segments of Oracle Road, Speedway Boulevard and Grant Road within the Oracle Choice Neighborhoods.

## Oracle Choice Neighborhood Physical Assessment

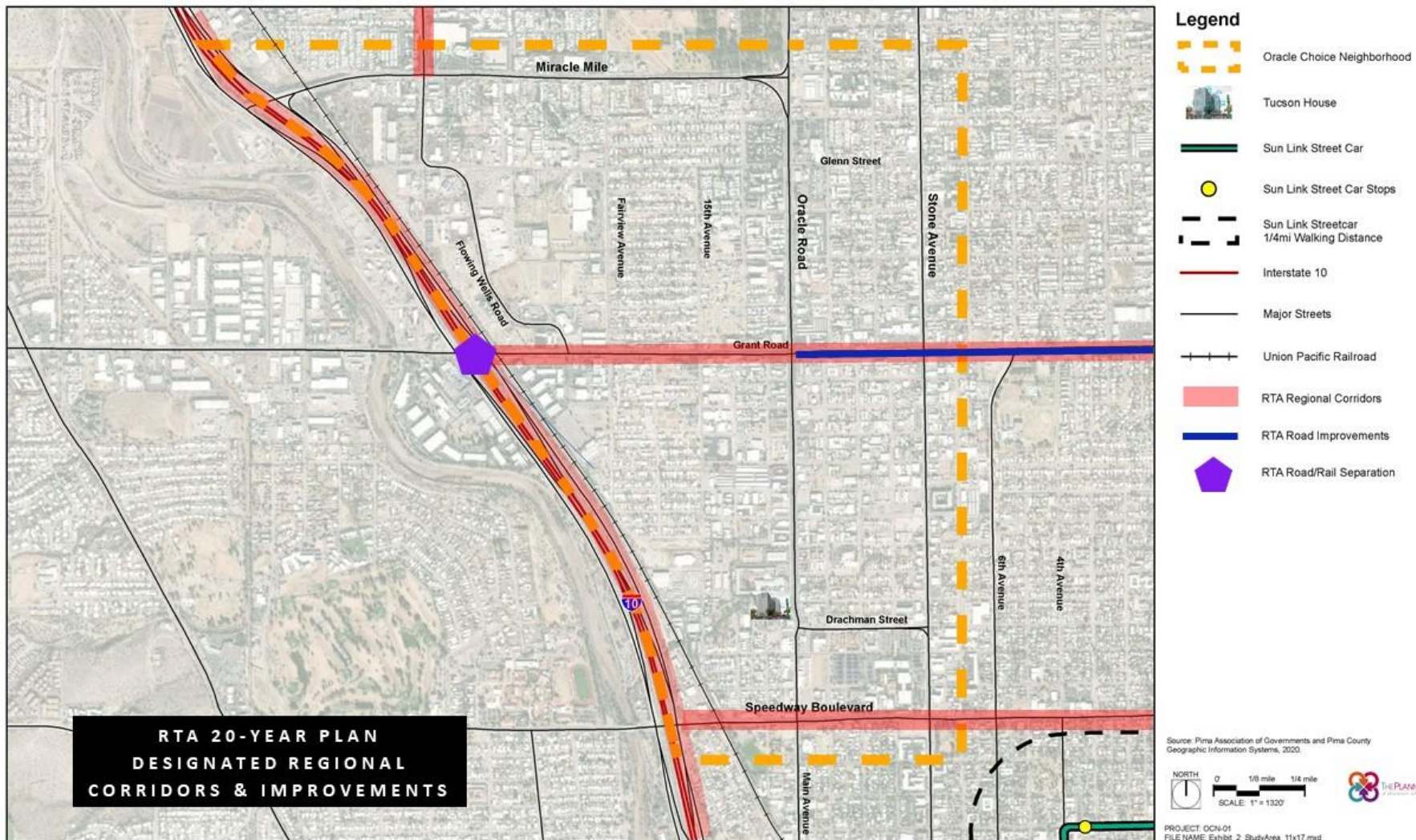


Exhibit 7a: RTA 20-Year Plan Designated Regional Corridors, and Funded Road Improvements and Road/Rail Separation Projects





## Oracle Choice Neighborhood Physical Assessment

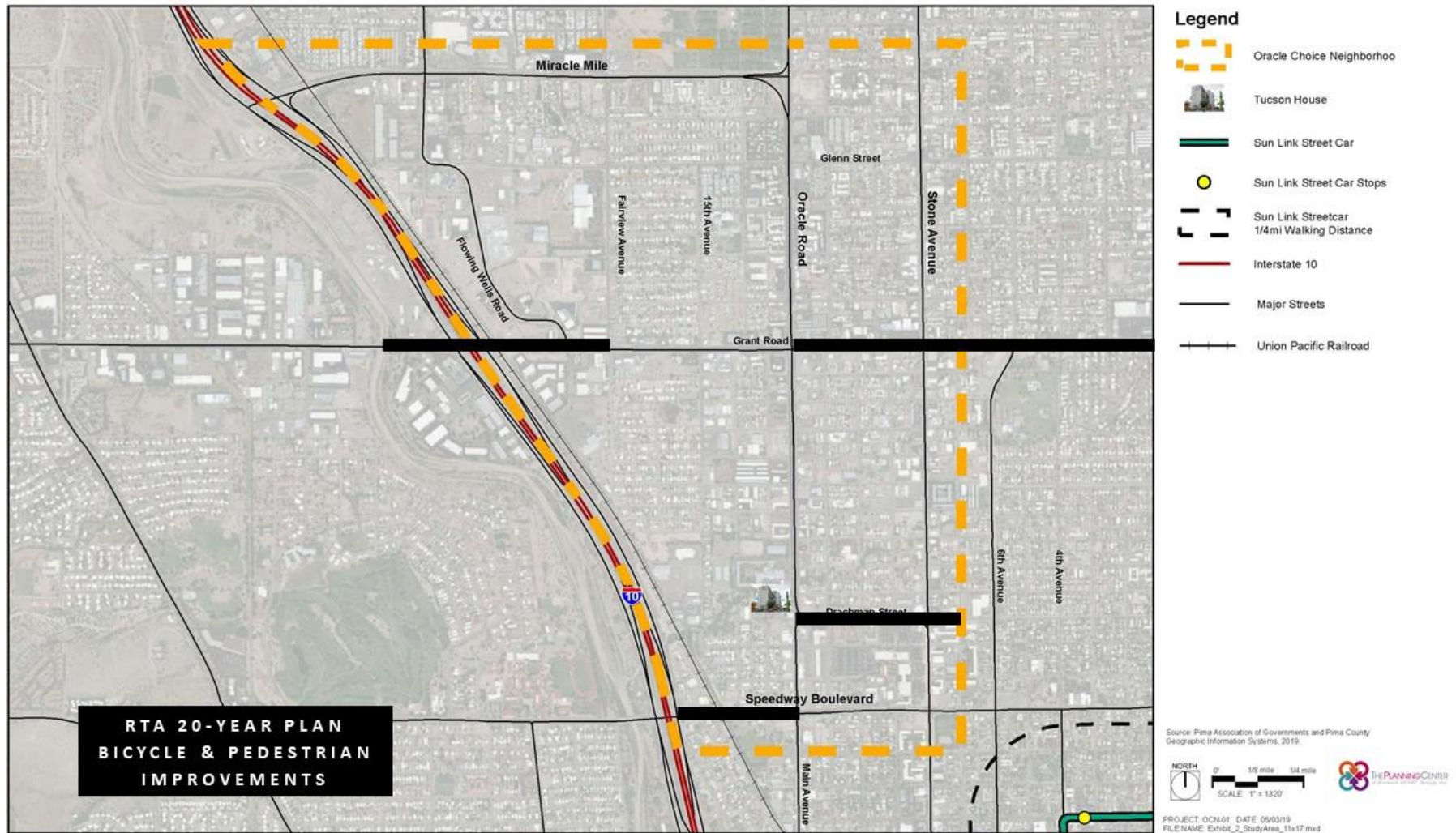


Exhibit 8b: RTA 20-Year Plan Bicycle and Pedestrian Improvements (Black)





## Oracle Choice Neighborhood Physical Assessment

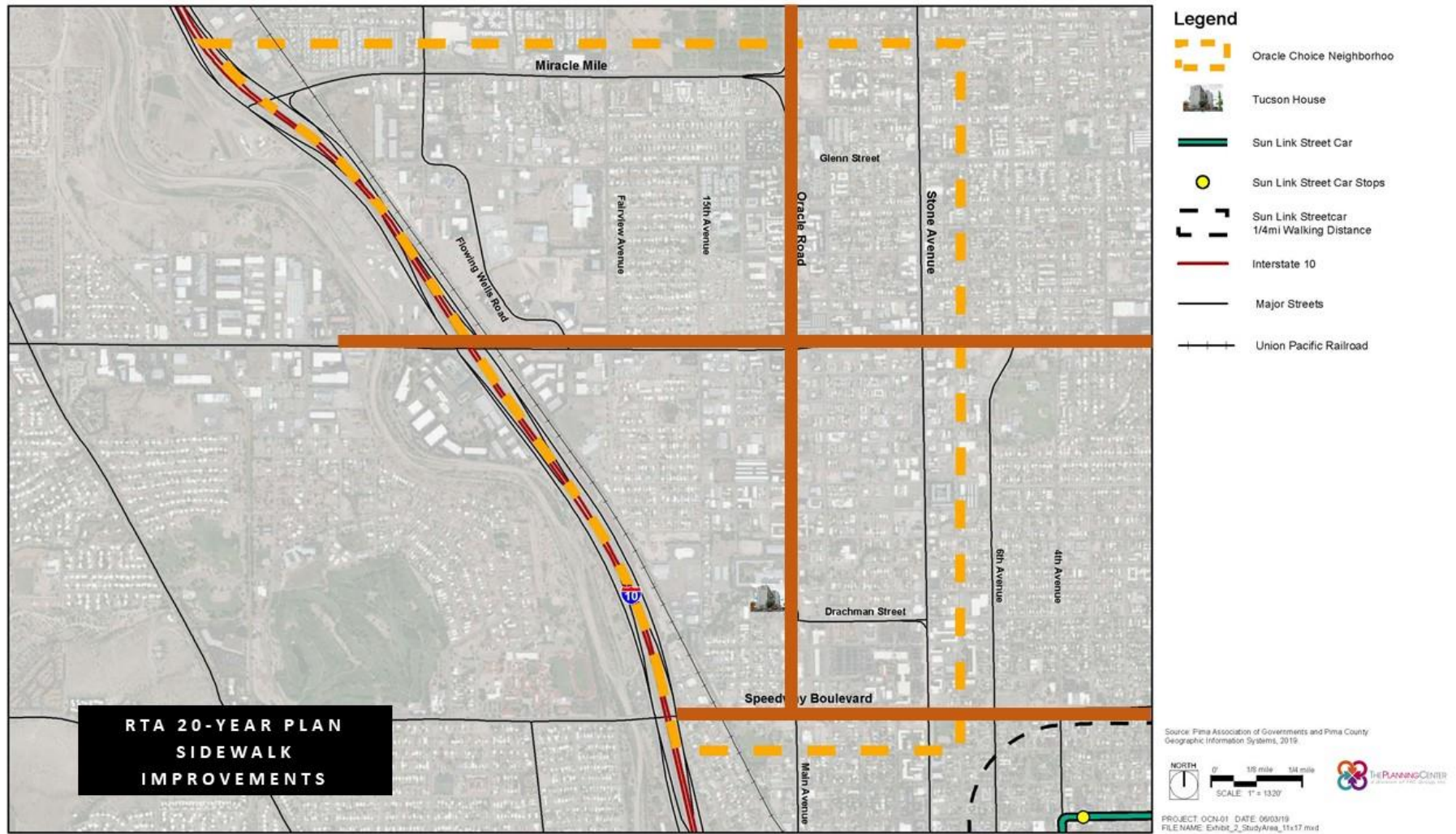


Exhibit 9c: RTA 20-Year Plan Sidewalk Improvements (Dark Orange)

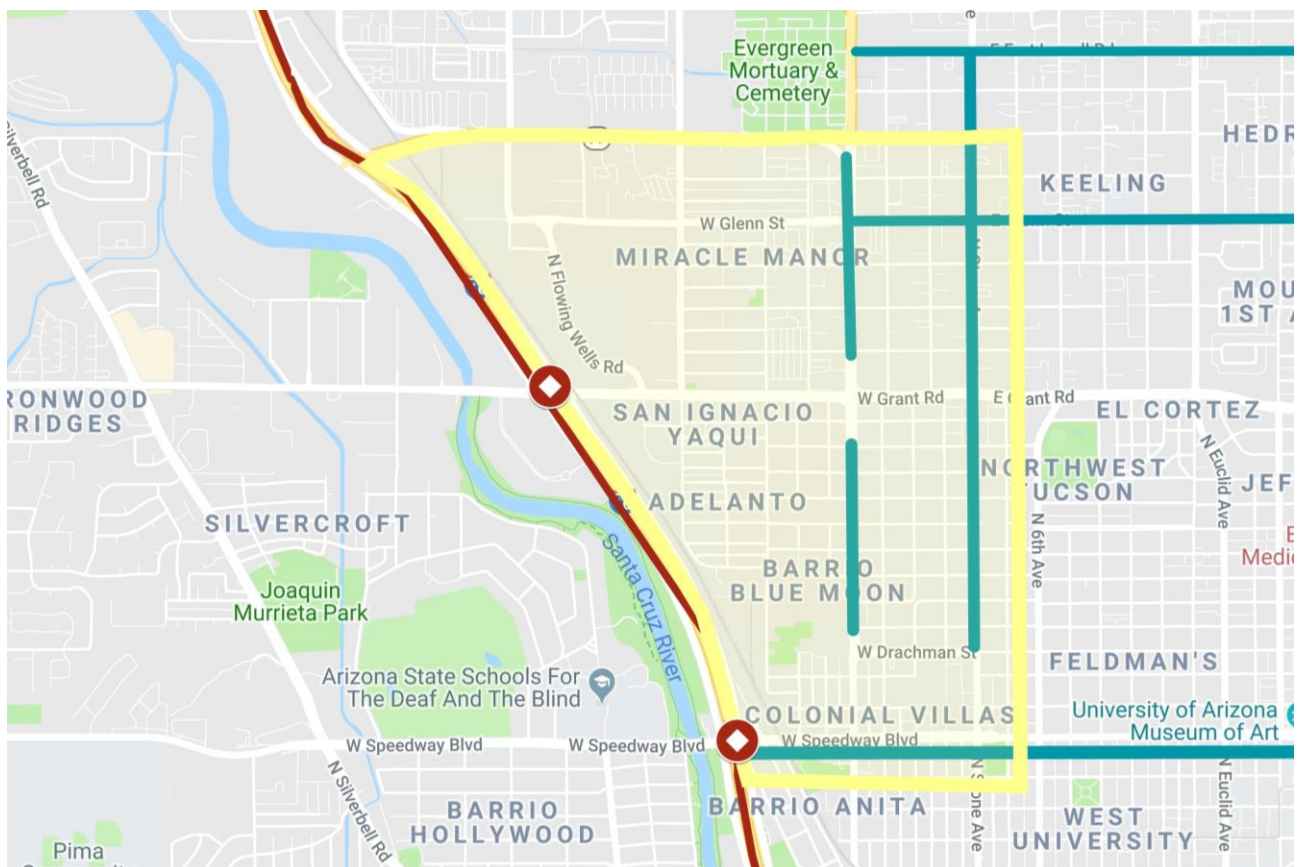


## Oracle Choice Neighborhood Physical Assessment

### Non-RTA Committed Funds and City of Tucson Department of Transportation Projects

The RTA 20-year plan projects are funded by the sales tax increase as well as non-RTA committed funds from sources like impact fees, federal funds, and regional fees dedicated to roadway improvement projects. These committed funds are combined with money raised through the RTA tax increase to fund some of the larger projects, but some of the listed projects are funded solely by committed funds. These projects include roadway improvements on Interstate-10 and Interchange improvements.

Additionally, between 2013 and 2018 the City of Tucson Department of Transportation hired private sector construction companies to restore, repair and resurface many roads across the city. **Figure 1** shows RTA projects paid for through committed funds (red) as well as the locations of City of Tucson roadway improvements (teal) impacting the Oracle Choice Neighborhood area: Speedway Boulevard, Glenn Street, Fort Lowell Road, Oracle Road, and Stone Avenue.



**Figure 1: RTA Committed-funds projects and City of Tucson Roadway Improvements**



## Oracle Choice Neighborhood Physical Assessment

### Proposition 101: Safer City, Better Streets Bond

Passed by voters in May 2017, Proposition 101 will collect a projected \$250 million through a half-cent sales tax increase over a five-year timespan. Of the total funds collected, \$100 million will be used to repair and resurface city and residential streets, with the remaining funds being spent on facilities, equipment, and vehicles for the Tucson's public safety departments.

There are four Proposition 101 Neighborhood Street Improvement projects inside the Oracle Choice Neighborhood, impacting five neighborhoods within the study area. These projects will include pavement preservation efforts and a full mill and repave of many of the interior residential streets within each area.

**TABLE 7: Proposition 101 Street Improvements Impacting the Oracle Choice Neighborhood**

Proposition 101 Project	Area	Status	Neighborhood
Miracle Mile Manor/Mesa Verde	12.9 miles	Planned	Miracle Manor, Flowing Wells
Coronado Heights	6.45 miles	Planned	Balboa Heights
Coronado Heights (2)	11.91 miles	Planned	Coronado Heights
Coronado Heights (3)	13.54 miles	Planned	Keeling

Source: City of Tucson: Tucson Delivers, 2018

Exhibit 8a shows Proposition 101 Neighborhood Street improvements within the Oracle Choice Neighborhood boundary

### Proposition 407: Pedestrian Safety and Walkability Projects

Exhibit 8b shows pedestrian safety and Walkability Projects within the Oracle Choice Area  
Funded by Proposition 407.

### City of Tucson Bicycle Boulevard and Bikehawk Crossings

Exhibit 8c shows Bicycle Boulevard and bikehawk crossings funded by the City of Tucson within the Oracle Choice Neighborhood.



## Oracle Choice Neighborhood Physical Assessment

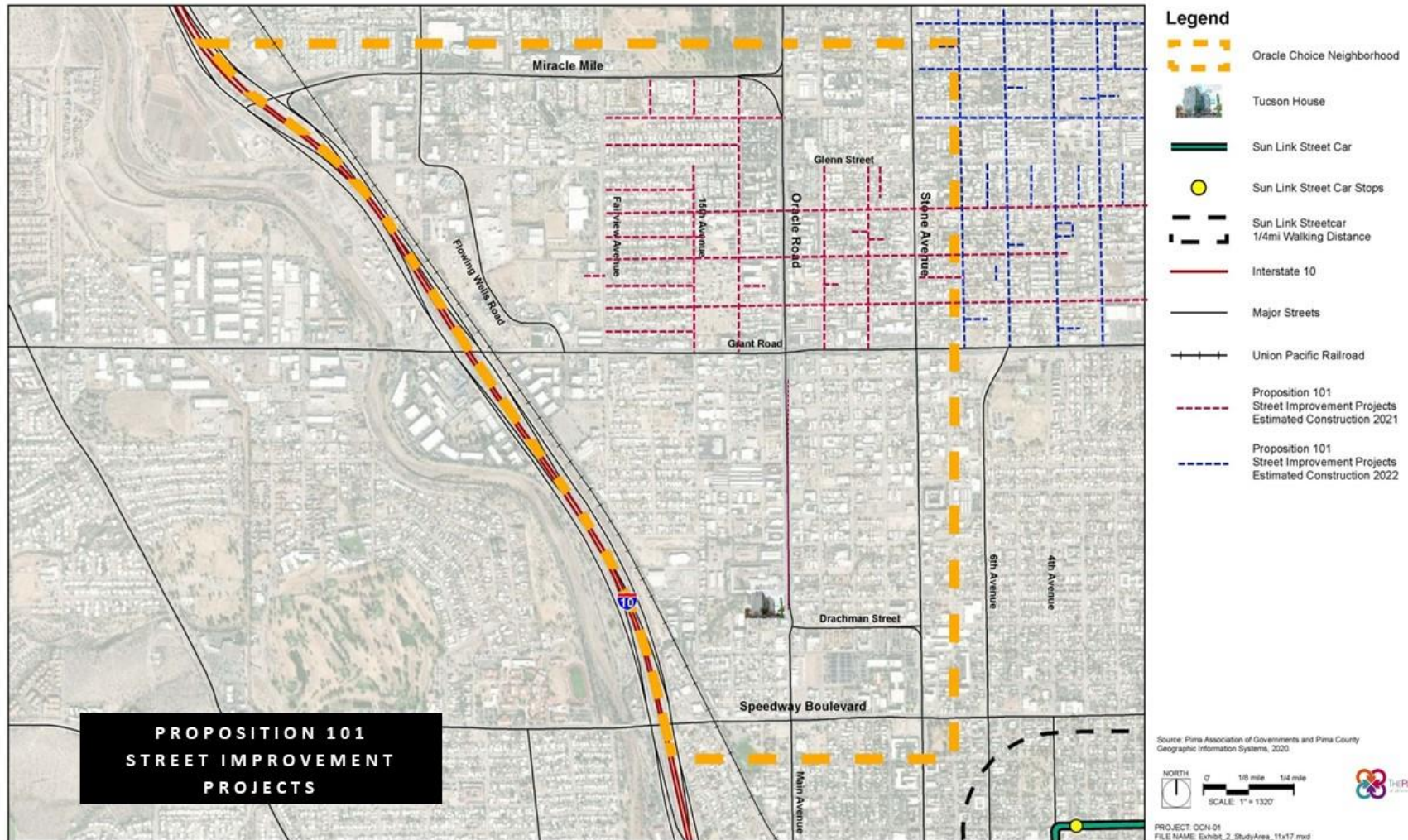


Exhibit 8a: Proposition 101 Street Improvements Projects



# Oracle Choice Neighborhood Physical Assessment

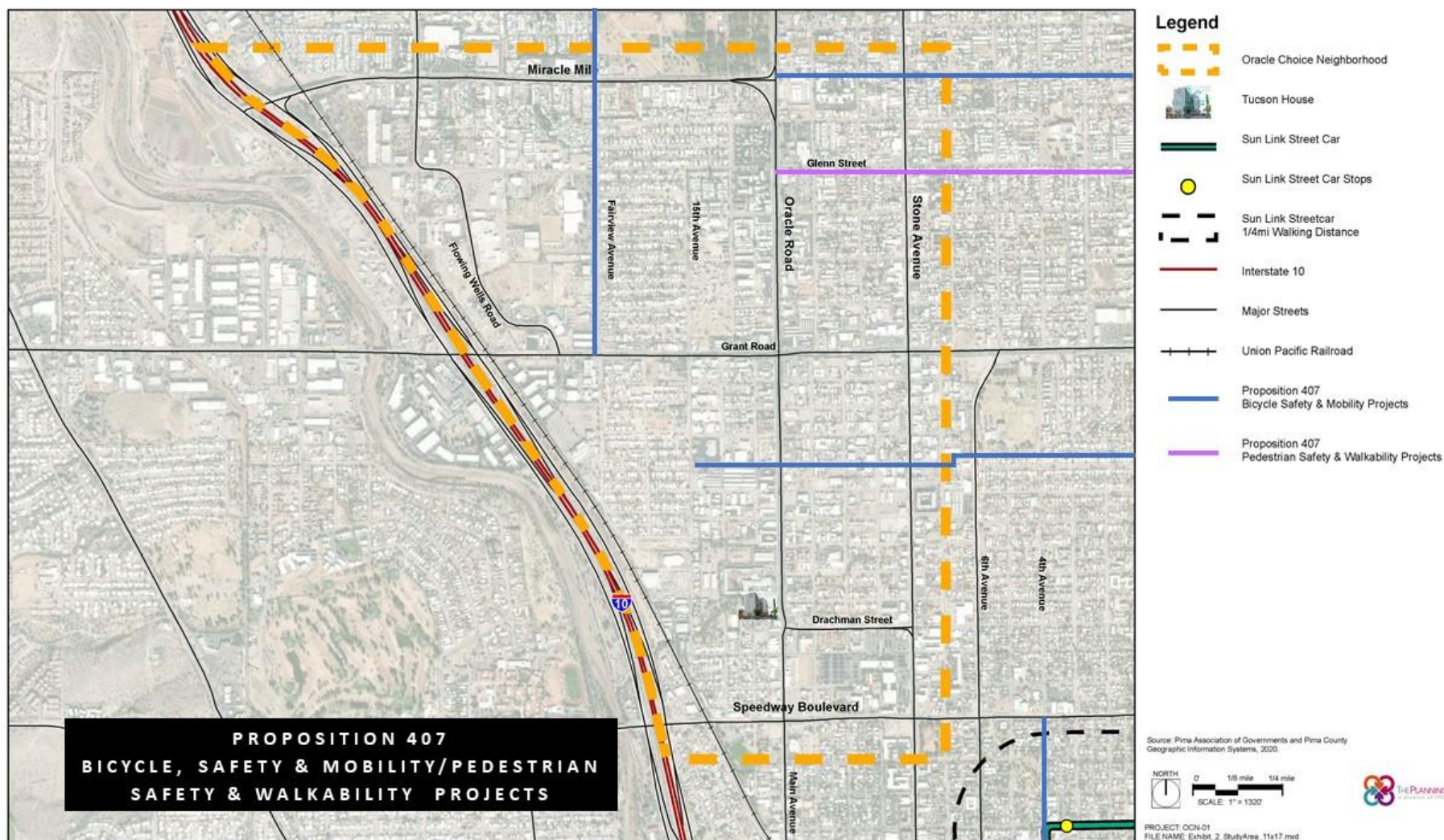


Exhibit 8b: Proposition 407 Bicycle Safety & Mobility, Pedestrian Safety and Walkability Projects



## Oracle Choice Neighborhood Physical Assessment

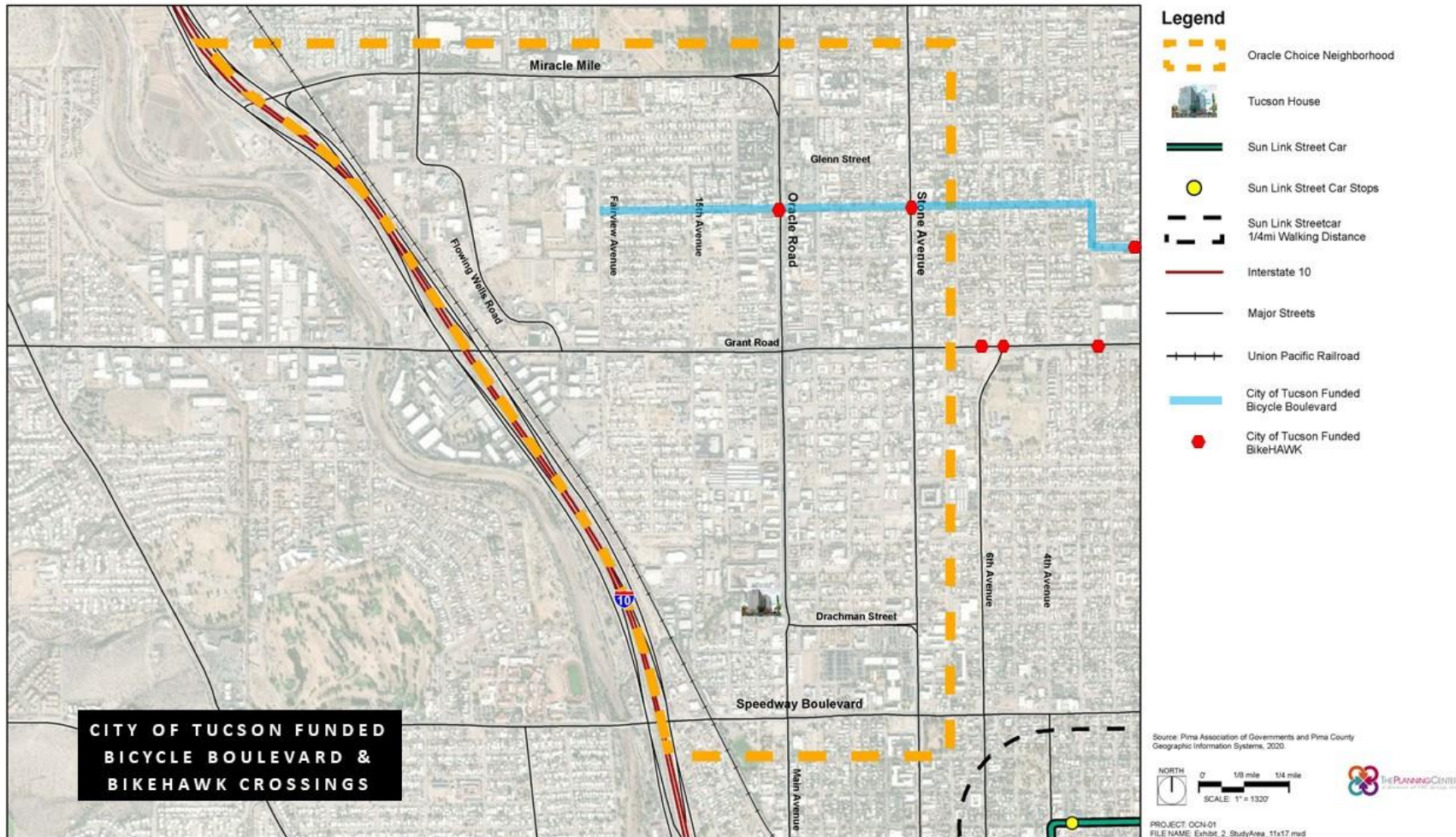


Exhibit 8c: City of Tucson Funded Bicycle Boulevard & Bikehawk Crossings



## Oracle Choice Neighborhood Physical Assessment

# PHYSICAL INVENTORY

## Physical Features

This section is based on current GIS data obtained from Map Tucson, the mapping tool of the City of Tucson Geographic Information System Services and depicts: hydrology, including washes, Federal Emergency Management Agency (FEMA) 100-Year Flood Zones (Zone A) and estimated Flood Hazard Areas; critical habitat areas; and riparian zones. It also includes location of Environmental Protection Agency (EPA) regulated Hazardous Waste Sites, Toxic Release Sites, and brownfields and water wells. **Exhibit 9** depicts these physical features within the Oracle Choice Neighborhood.

### Hydrology

Washes, FEMA 100-Year Flood Zones (Zone A) and estimated Flood Hazard Areas are shown in **Exhibit 9**.

### FEMA 100-Year Flood Zones (Zone A)

Flood hazard areas identified on the Flood Insurance Rate Map (FIRM) are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are further divided into zones in accordance to level of flood risk. Zone A are areas with a 1% annual chance of flooding and a 26% chance of flooding over the life or a 30-year mortgage. Because detail analyses are not performed for such areas, no depths or based flood elevations are shown within this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply to Zone A. All FEMA 100-Year Flood Zones depicted in Exhibit 9 are classified as Zone A.

### Flood Hazard Areas

Areas shown in Exhibit 9 as Flood Hazard Areas consist of estimated flood hazard areas in Map Tucson identified based on flood occurrences. Such areas have not been formally mapped by FEMA, nor included in an approved Letter of Map Revision (LOMR).

### Critical Habitat Areas

No Critical Habitat Areas have been identified within the Oracle Choice Neighborhood.



## Oracle Choice Neighborhood Physical Assessment

### Riparian Zone

As shown on Exhibit 9, two riparian zones are identified in the Oracle Choice Neighborhood. One is located west of the Tucson House, and the other is located west of Fairview Avenue and south of Miracle Mile.

### Topography

In terms of topography, the entire area has been graded for development. There are no significant topographic features.

### EPA Regulated Sites

EPA regulated sites are shown on **Exhibit 9**.

### Hazardous Waste Sites

The Resource Conservation and Recovery Act (RCRA) is the public law that creates the framework for the proper management of hazardous and non-hazardous solid waste. The law describes the waste management program mandated by Congress that gave EPA authority to develop the RCRA program. The term RCRA is often used interchangeably to refer to the law, regulations and EPA policy and guidance.

Hazardous waste is regulated under Subtitle C of RCRA. EPA has developed a comprehensive program to ensure that hazardous waste is managed safely from the moment it is generated to its final disposal. Subtitle C regulations set criteria for hazardous waste generators, transporters, and treatment, storage and disposal facilities. This includes permitting requirements, enforcement and corrective action or cleanup. As shown on Exhibit 9, due to the amount of industrial sites and based on Map Tucson's database, there are 47 hazardous waste sites in Oracle Choice Neighborhood.

### Toxic Release Inventory Sites

The Toxics Release Inventory (TRI) is a publicly available database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. This inventory was established under a federal law called the Emergency Planning and Community Right to Know Act of 1986 (EPCRA) and was expanded by the Pollution Prevention Act of 1990. It requires facilities in certain industries which manufacture, process, or use significant amounts of toxic chemicals, to report annually on their releases of these chemicals.





## Oracle Choice Neighborhood Physical Assessment

The reports contain information about the types and amounts of toxic chemicals that are released each year to the air, water, land and by underground injection, as well as information on the quantities of toxic chemicals sent to other facilities for further waste management. As shown on Exhibit 9, there are 2 TRI sites within the Oracle Choice Neighborhood. Both TRI sites are located in industrial areas.

### Brownfields

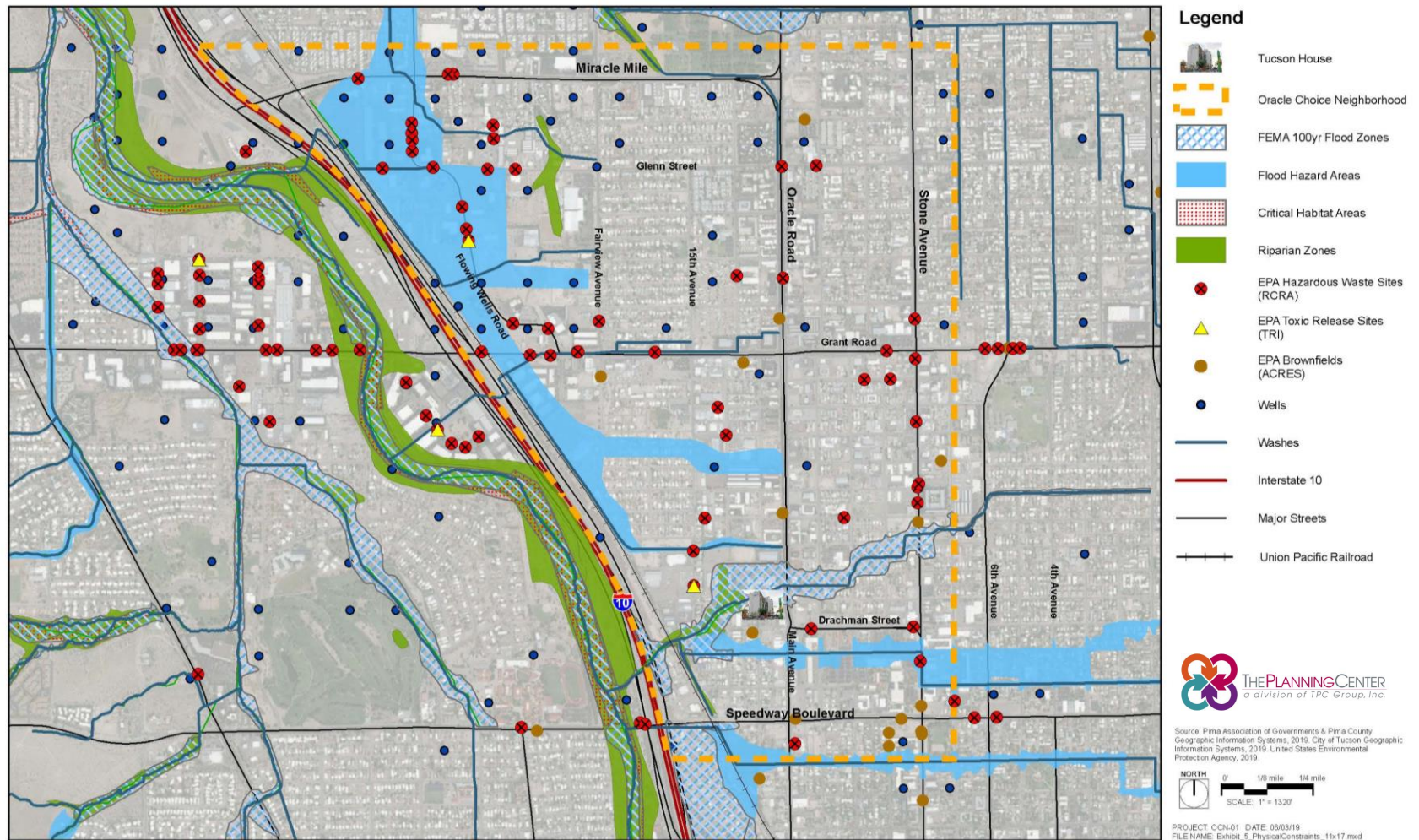
The term "brownfield site" describes underutilized former commercial or industrial property, for which expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Examples of such sites are closed gas stations. Brownfield sites are shown on Exhibit 9. EPA's Brownfields Program provides grants and technical assistance to communities, states, tribes and others to assess, safely clean up and sustainably reuse contaminated properties as part of EPA's Land Revitalization Program. Land revitalization puts previously contaminated properties back into productive use. Reusing cleaned up sites protects public health and the environment by reinvigorating communities. EPA's Land Revitalization Program ensures that reuse considerations are integrated into all of EPA's cleanup decisions including cleanups affecting brownfields, underground storage tanks, and Superfund redevelopment. As shown on Exhibit 9, there are 13 brownfield sites within the Oracle Choice Neighborhood.

### Water Wells

The Arizona Department of Water Resources (ADWR) is responsible for the regulation and the management of Arizona's water. The Arizona Department of Environmental Quality (ADEQ), monitors, reports, and protects Arizona's groundwater quality. ADWR regulates all groundwater wells in Arizona. Well regulation is vital to the proper management and protection of groundwater. Groundwater withdrawal permits are issued to withdraw groundwater in an AMA for a specific use that is authorized under A.R.S. Title 45, Chapter 2, Article 7. Authorized groundwater uses that require groundwater withdrawal permits include dewatering, temporary dewatering, emergency temporary dewatering, mineral extraction and metallurgical processing, general industrial use, poor quality groundwater, drainage water withdrawal, temporary electrical generation and hydrologic testing. Water wells within the Oracle Choice Neighborhood area shown in Exhibit 9.



## Oracle Choice Neighborhood Physical Assessment



**Exhibit 10: Physical Characteristics**



## Oracle Choice Neighborhood Physical Assessment

### Transportation, Connectivity and Access

#### Road Network and Road Functional Classification

With the exception of Interstate 10, which is maintained by the Arizona Department of Transportation (ADOT), all roads comprising the roadway network are owned and maintained by the City of Tucson. **Table 5** lists the functional classifications of major roads within the Oracle Choice Neighborhood.

**TABLE 5: Major Streets and Routes**

Road Name	Functional Classification	ROW
Oracle Road	Gateway Arterial/State Road 77	150
Miracle Mile	Arterial Street/State Route 77	150
Grant Road	Arterial Street	120
Speedway Boulevard	Arterial Street	120
Stone Avenue	Arterial Street	90
Glenn Street	Collector Street	64
Fairview Avenue	Collector Street	76
Flowing Wells Road	Collector Street	76
Drachman	Arterial Street	90

*Source: City of Tucson Major Streets and Routes, 2016.*

#### Road Improvements and Commuting to Work Rate

Road improvements within the Oracle Choice Neighborhood area increases access to services. However, road improvements are not necessarily conducive to better access or increased mobility. in an area with a low vehicle ownership rate. In terms of , Flowing Wells, a Census Designated Place (CDP) commute to work rate in 2010 was 60 percent compared to the City of Tucson 70 percent rate for the same category. In addition, low vehicle ownership has been reported by residents of Tucson House and by residents living in the Oracle Choice Neighborhoods.





## Oracle Choice Neighborhood Physical Assessment

### Road Improvements and Economic Development

Road improvements in the Oracle Choice Neighborhood provide opportunities to create the conditions necessary for public and private reinvestment in its distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families in the area. Improvements along some segments of Grant Road, a major east-have been ongoing with some segments completed and others funded for completion.

### Public Transportation

Tucson's regional transit system includes Sun Tran, Sun Express, Sun Link, Sun Van & Sun Shuttle. **Exhibit 10** shows Sun Tran bus routes and bus stops serving the Oracle Choice Neighborhood. Table 6 includes transit route numbers and direction of travel.



### Sun Tran

Sun Tran operates 29 regular fixed routes with daily service in Tucson, South Tucson, the Tohono O'Odham Nation, Pascua Yaqui Tribe and Pima County. Of those 29 routes, 9 serve the Oracle Choice Neighborhood, including:

- **Route 4 (Speedway):** Connects to Downtown Ronstadt Transit Center, The University of Arizona, Banner-University Medical Center, Sun Station Post Office, Himmel Park, Himmel Park Library, DIRECT Center for Independence, and Palo Verde High School.
- **Route 5 (Speedway):** Connects to Pima Community College (PCC)-West, La Frontera Center, Silverbell Post Office, El Rio Neighborhood Center, Arizona School for Deaf and Blind, Pima Community College (PCC)-Downtown, The University of Arizona, Banner-University Medical Center, Catalina High School, and Udall Park.
- **Route 9 (Grant):** Connects to Pima Community College (PCC)-West, University Villa, West Grant Industrial Center, TMC Healthcare and Udall Park.
- **Route 10 (Flowing Wells):** Connects to the Downtown Ronstadt Transit Center, La Frontera, Salvation Army Hospitality House, Tucson House, Flowing Wells High School, Tucson Mall, the Tohono Transit Center and the Sun Link Tucson Streetcar Transfer Point.
- **Route 16 (Oracle):** Connects to Downtown Ronstadt Transit Center, Pima Community College (PCC)-Downtown, Tucson House, Amphi High School, Kino Post Office (Oracle/Prince), Tohono Transit Center, Tucson Mall, Casas Adobes Post Office, Casas Adobes Plaza, Foothills Mall, Nanini Library.
- **Route 19 (Stone):** Connects to Tohono Transit Center, Tucson Mall, Amphi High School, Pima Community College (PCC)-Downtown, Downtown Ronstadt Transit Center.





## Oracle Choice Neighborhood Physical Assessment



### Sun Express

Sun Express is a fast commuter transportation that makes limited stops from outlying areas to major destinations. With 12 routes, Sun Express operates Monday-Friday during peak commute hours. Two express routes 107X and 105x serve the Oracle Choice Neighborhood.



### Sun Link

Sun Link streetcar is a 3.9-mile loop with 23 stops that serves Mercado San Agustin, Downtown Tucson, Historic 4th Avenue, Main Gate Square and The University of Arizona. Located less than a mile from the Speedway Boulevard and Stone Avenue intersection, a major gateway to the Oracle Choice Neighborhood, the Sun Link could be made accessible by improving De Anza Park in a manner that serves as a gateway leading to the Sun Link, Historic Fourth Avenue, the University of Arizona and Downtown.



### Sun Van and Sun Shuttle Dial-A-Ride

Sun Van provides paratransit services to ADA eligible residents. Sun Shuttle Dial-a-Ride provides transportation to disabled individuals who live within the special needs' eligibility area in Pima County.



## Oracle Choice Neighborhood Physical Assessment



### Ronstadt, Laos and Tohono Transit Centers

Three Transit Centers in Tucson allow riders to transfer between systems and multiple routes, the Ronstadt, Laos and Tohono Transit Centers. Most of the transit routes serving the Oracle Choice Neighborhood connect to the Ronstadt or the Tohono Transit Centers.

**TABLE 6: Transit Routes Accessible to the Oracle Choice Neighborhood**

Road with Transit	Direction of Travel	Transit Routes	Local or Express
Stone Avenue	North/South	19	Local
Oracle	North/South	107X	Express
Oracle	South/South	10, 16	Local
Miracle Mile	East/West	10	Local
Grant	East/West	9	Local
Speedway	East/West	105X	Express
Speedway	East/West	4 & 5	Local

Source: SunTran, 2019

### Transit and Connectivity

Opportunities for various forms of public transportation exist. Many bus stops and transit routes are accessible along major corridors. Lack of sidewalks and green infrastructure along streetscapes within most neighborhoods in the Oracle Choice Neighborhood makes getting to bus stops challenging, especially along sidewalks with no shade during hot summer months that reach temperatures of 100 degrees and higher. Lack of walkability decreases the use of transit as a mobility option. Planned sidewalk and streetscape improvements will assist in increasing connectivity to the transit system.

### Transit and Food Access

Households located in areas with low walkability to transit stops that do not have a vehicle also experience lack of access to fresh and healthy foods. Tucson House residents as well as residents from Ocotillo Heights, Miracle Manor and San Ignacio neighborhoods reported difficulty accessing food and added that the two-bag limit in the bus limited their grocery chopping options. Cost of food added to cost of transit was also reported as a challenge. Exhibit 10 shows bus routes. It takes a 0.4 mile walk from Calle Progresso to Grant Road along Fairview Avenue which has segments without sidewalks to reach the bus stop to go grocery shopping for people using public transit.



## Oracle Choice Neighborhood Physical Assessment

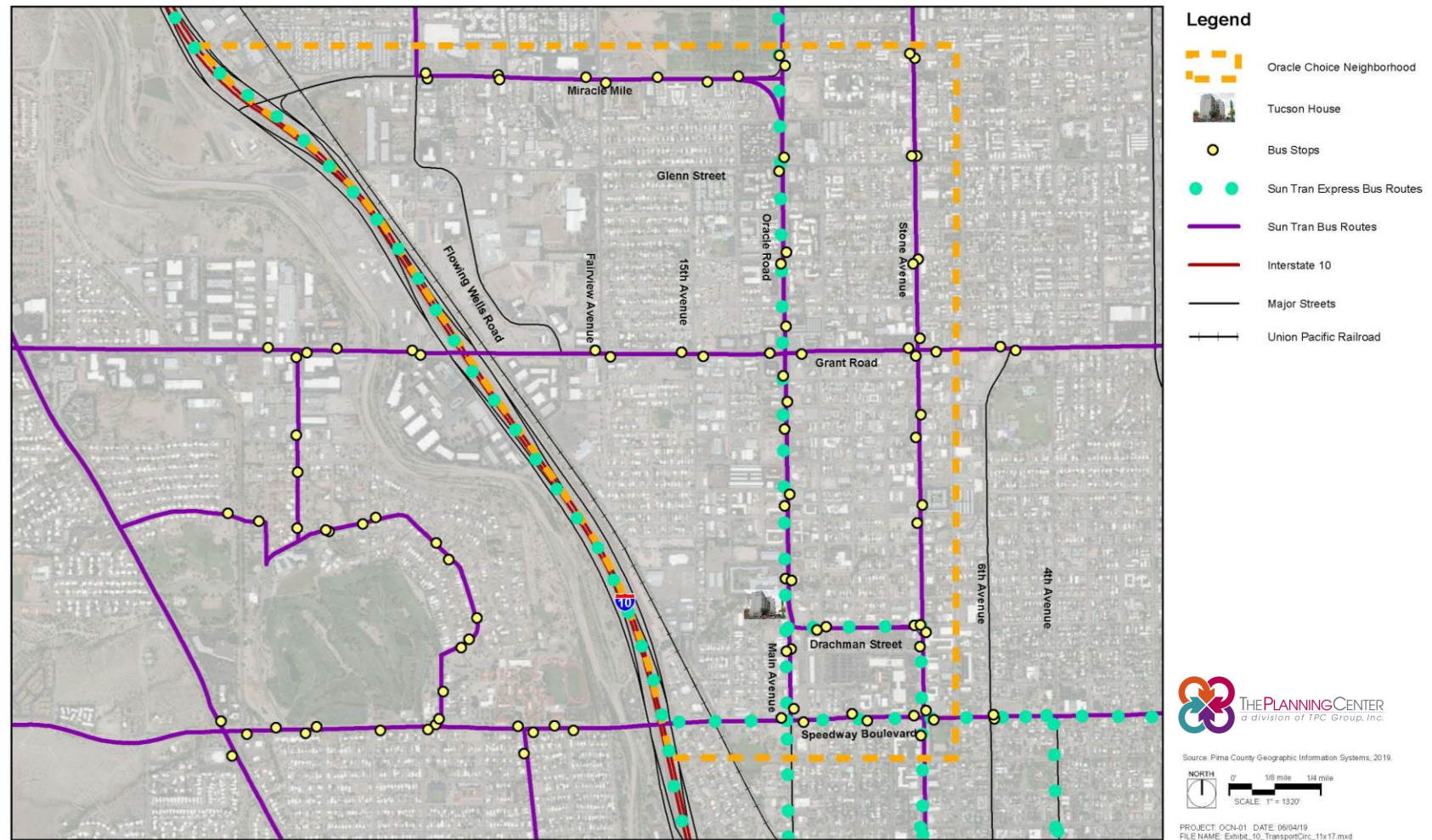


Exhibit 11: Transportation/Circulation map depicting transit options within and surrounding the Oracle Choice Neighborhood





## Oracle Choice Neighborhood Physical Assessment

### Bicycle and Pedestrian Connectivity

The mission of the Tucson Department of Transportation (TDOT) Bicycle and Pedestrian Program is to create a complete transportation network where walking and biking are safe, convenient, and comfortable ways of moving around the city for people of all ages and abilities. The department initiates and support programs that encourage active transportation choices and promote roadway safety. The primary goals of the program are:

- **Networks:** Create comprehensive bicycle and pedestrian networks that connect people to their destinations.
- **Trips:** Increase walking and bicycling trips.
- **Safety:** Reduce frequency and severity of crashes involving people walking and bicycling.
- **Equity:** Prioritize high-need, underserved, and vulnerable communities in public engagement and infrastructure investment.

As provided in the Planned and Funded Improvements and College of Architecture Planning and Landscape Architecture (CAPLA) Connectivity Audit, street, bicycle route and sidewalk improvements are planned or have been completed that will improve bicycle and pedestrian connectivity within the Oracle Choice Neighborhood. **Exhibit 11** shows designated bicycle routes. Connectivity within most of the neighborhoods remains a major issue voiced by community members in various neighborhood team meetings and conversations.

Mobility equity in the form of bicycle and pedestrian infrastructure is essential in the Oracle Choice Neighborhood, a high-need, underserved, and vulnerable community. Connecting people to assets and services, increasing bicycle and walking trips, supporting safety, especially on areas where industrial uses abut residential areas where pedestrians, wheelchair and bicycle users share the narrow street with vehicles, including 18-wheel trucks are essential steps.

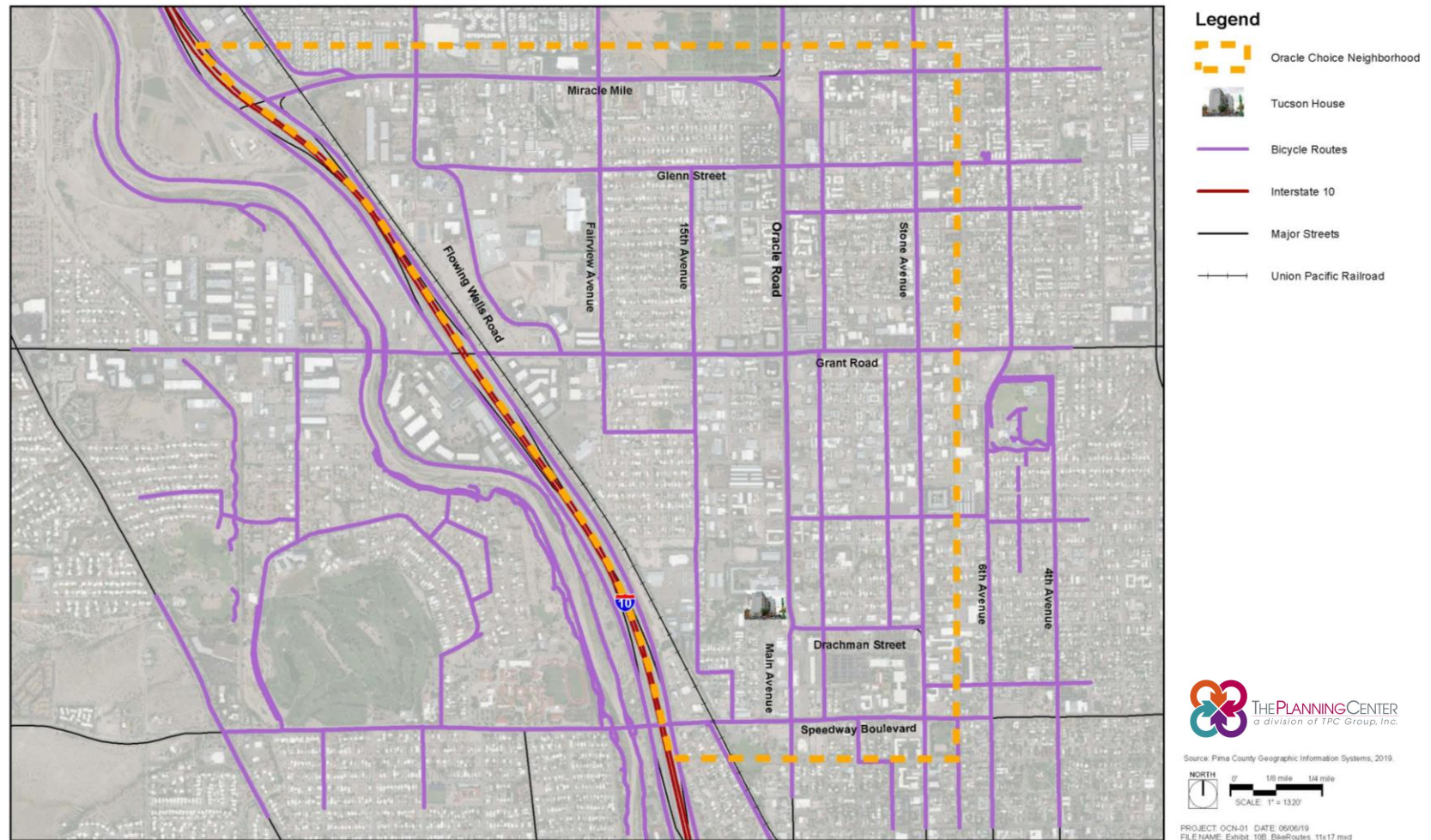


*Living Street Alliance, a Neighborhood Transformation Team Partner painting a street mural, (Middle photo) partners with TDOT in the establishment of complete streets and safe crossings.*





## Oracle Choice Neighborhood Physical Assessment



**Exhibit 12: Designated Bicycle Routes within the Oracle Choice Neighborhood**



## Oracle Choice Neighborhood Physical Assessment

### Parks, Recreation & Trails

Eighteen parks serve the Oracle Choice Neighborhood. Of this total, 10 parks are located inside the boundary of the study area and are listed in Table 7.a. Parks located in the vicinity of the area are listed in Table 7.b.

Three City of Tucson trails provide connections to area parks inside and in the vicinity of Oracle Choice Neighborhood. The Loop shared-use path encompasses over 53 miles of paved pathways connecting Tucson, unincorporated Pima County, Marana, Oro Valley, and South Tucson, is located in proximity of the Oracle Choice Neighborhood. The closest trail head along the Loop, is located east of I-10 on Speedway Road. The lack of connectivity and unsafe conditions for bicycle and pedestrian users living in the Oracle Choice Neighborhood, impedes access to this major regional trail system. Table 8 show trails accessible to the Oracle Choice Neighborhood.

**Exhibit 12** shows parks, recreation and trails serving the Oracle Choice Neighborhood.

**TABLE 7.a: Parks Inside Oracle Choice Neighborhood**

Park Name	Address	Neighborhood	Recreational Amenities
Francisco Elias Esquer Park	1415 N 14 <sup>th</sup> Avenue Tucson AZ 85705	Barrio Blue Moon	Half basketball court, Playground
Estevan Park	1001 N Main Avenue Tucson AZ 85705	Dunbar Spring	Basketball court
Anza Park	1000 N Stone Avenue Tucson AZ 85705	West University	Volleyball court, Playground
Manuel Valenzuela Alvarez Park	758 N Calle Sierra Tucson AZ 85705	Old Pascua	Playground
Richey Elementary School	2209 N 15 <sup>th</sup> Avenue Tucson AZ 85705	Old Pascua	Ball field, Basketball court, Playground, Gymnasium with boxing ring
Laguna Park	267 W McFar Drive Tucson AZ 85705	Coronado Heights	Playground
Pascua Neighborhood Center	785 W Saguaro Street Tucson AZ 85705	Old Pascua	Playground
Jacinto Park	2600 N 15 <sup>th</sup> Avenue Tucson AZ 85705	Miracle Manor	Basketball court, playground
Balboa Heights Park	2536 N Castro Avenue Tucson AZ 85705	Balboa Heights	Marty Birdman Center, Naida Jane Baker Splash pad, Half basketball court, Playground

*Source: Map Tucson, 2019 and Tucson Parks and Recreation, 2019.*



## Oracle Choice Neighborhood Physical Assessment



*Balboa Heights Park and Marty Birdman Community Center.*





## Oracle Choice Neighborhood Physical Assessment

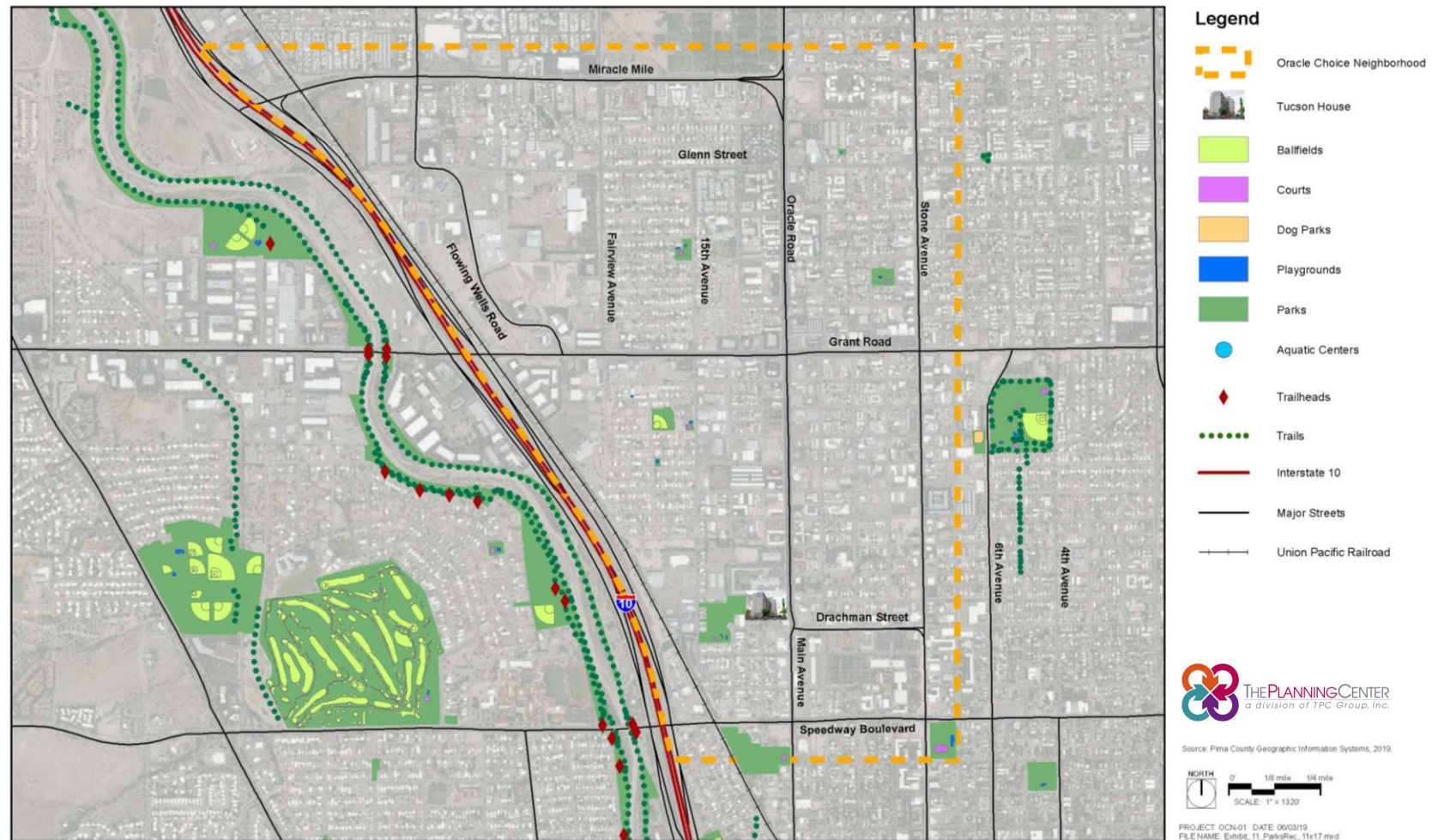


Exhibit 13: Parks, Recreation and Trails



## Oracle Choice Neighborhood Physical Assessment

**TABLE 7.b: Parks in the Vicinity of the Oracle Choice Neighborhood**

Park Name	Address	Neighborhood	Recreational Amenities
Juhan Park	1770 W Copper Street Tucson AZ 85745	Just outside of Flowing Wells	Playground, Ball field with turf, Basketball court
Santa Cruz Park	1406 N Riverview Boulevard Tucson AZ 85745	El Rio Acres	Ball field with turf
Santa Cruz River Park	East of I-10	Barrio Hollywood, El Rio Acres, Flowing Wells, additional neighborhoods	Paved pathway
Riverview Park	1600 W Yavapai Street Tucson AZ 85745	El Rio Acres	Playground, Basketball court
Catalina Park	941 N 4 <sup>th</sup> Avenue Tucson AZ 85705	West University	Splash Pad, Playground
Mansfield Park	2000 N 4 <sup>th</sup> Avenue Tucson AZ 85705	Northwest	Ball field with turf, Basketball court, Volleyball court, Playgrounds, North Sixth Avenue Dog Park (attached)
Keeling Desert Park	245 E Glenn Street Tucson AZ 85705	Keeling	Playground
Jacobs Park	3300 N Fairview Avenue Tucson AZ 85705	Flowing Wells	Basketball courts, Sports fields, Playgrounds, Nicolas P. Ochoa Soccer Complex, Tennis courts, Dog park, Picnic Tables, Grills, Ramadas
Oury Recreation Center	655 N Hughes Street Tucson AZ 85705	Barrio Anita	Basketball court, Playground, Volleyball court, Softball fields, Outdoor stage, Game room, Public computer lab, Kitchen

Source: *Map Tucson, 2019 and Tucson Parks and Recreation, 2019.*





## Oracle Choice Neighborhood Physical Assessment

### Park Accessibility and Safety

During a neighborhood transformation team community conversation with Tucson House residents, participants indicated that safety and accessibility are the main reasons why residents do not use the Francisco Elias Esquer Park. Barrio Blue Moon residents also reported safety as a main reason for not utilizing the park.

As provided earlier in the Planned and Funded Improvements chapter, Proposition 407-funded improvements will address these issues by making the park more accessible and safer to Tucson House residents and adjacent neighborhoods. Neighborhood gathering will take place on a regular basis in the park beginning in the fall to activate this area. Safety concerns are thoroughly assessed as part of the CBCR crime reduction strategy available separately.



*Francisco Elias Esquer Park located at walking distance from Tucson House and Barrio Blue Moon.*

Additionally, Anza Park, located at the intersection of Stone Avenue and Speedway Boulevard and in proximity to Pima Community College Downtown, the anchor institution of the Oracle Choice Neighborhood, has also been reported as an unsafe park due to its high homeless population and drug-related activities. The CBCR project thoroughly assessed crime and safety issues and enumerates strategies for transformation. The condition of homelessness impacts safety as well as safety perceptions. An Anza Park visioning session was conducted by the City of Tucson Parks and Recreation Department in collaboration with the Tucson Police Department (TPD), the City Wards 1, 3 and 6 and Pima Community College Downtown Campus on August 29 where community members voiced their ideas on how to improve and activate Anza Park.





## Oracle Choice Neighborhood Physical Assessment

**TABLE 8: Trails Accessible to the Oracle Choice Neighborhood**

Trail Name	Neighborhoods Served	Parks Along Trail	Connectivity to The Loop
Santa Cruz River Park	Flowing Wells, Old Pascua, Barrio Blue Moon, Barrio Anita, Dunbar Spring	Santa Cruz Park, Riverview Park, Juhan Park	Is a portion of the Loop Shared-Use Path
Mansfield Park Trail	Sugar Hill, Feldman's, Keeling, Ocotillio Oracle, West University, Dunbar Spring	Mansfield Park, North Sixth Avenue Dog Park	None
Silvercroft Wash Trail	Old Pascua, Barrio Blue Moon, Barrio Anita	El Rio Golf Course, Joaquin Murrieta Park	None

*Source: City of Tucson GIS, 2019*

## CAPLA Connectivity Audit

### CAPLA Mobility Analysis

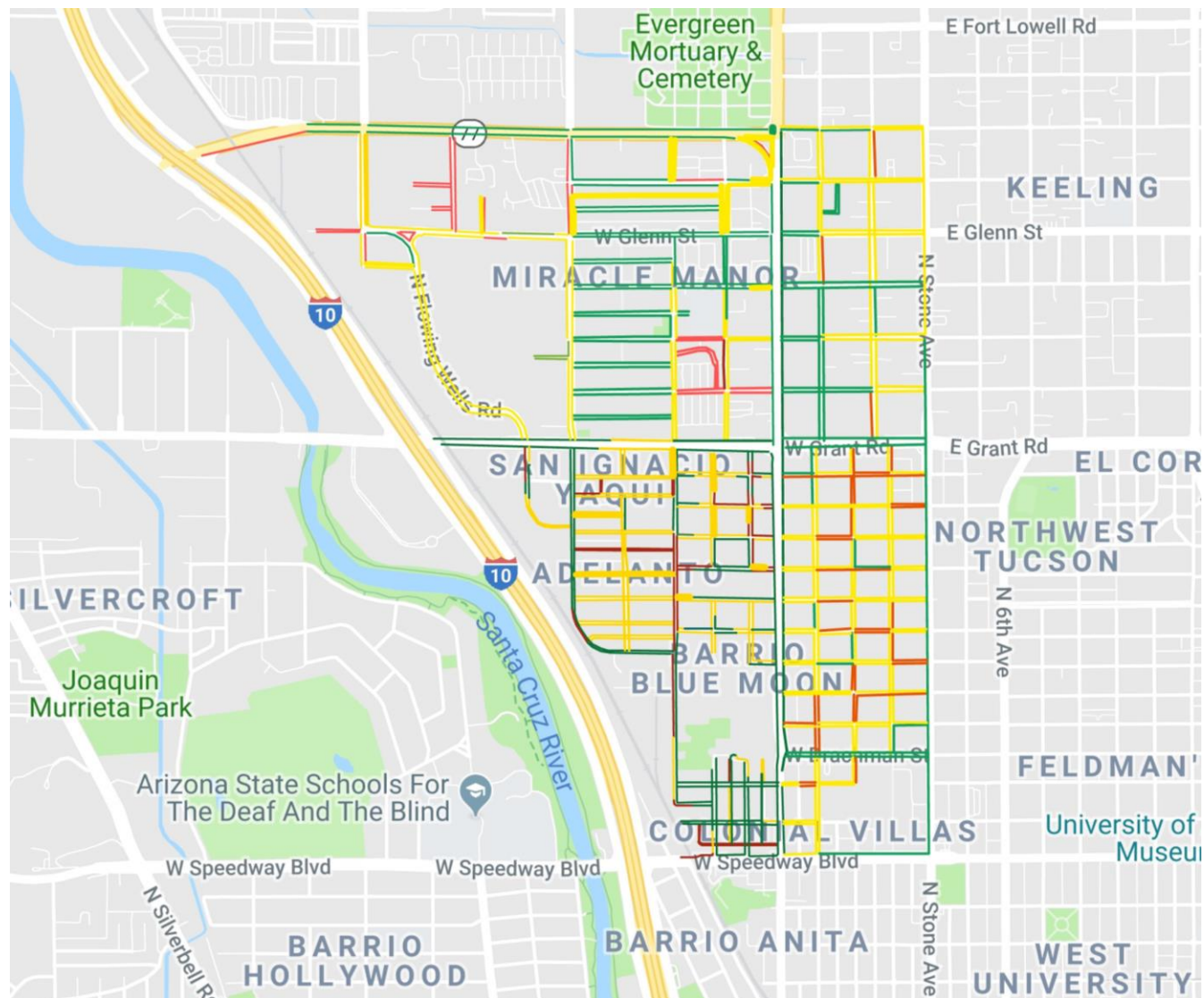
In 2019, CAPLA students Emma Thompson, Quinton Fitzpatrick, and Robert Hibberd conducted a Connectivity Audit under the leadership of Professor Kristina Currans, PhD, as part of her graduate-level class. The Connectivity Audit evaluated walkability, pedestrian infrastructure and transit options in the Oracle Choice Neighborhood. The Connectivity Audit also considered planned and funded improvements through Proposition 407 and the RTA 20-year plan in its recommendations.

### CAPLA Study Walkability Analysis

As part of the Connectivity Audit, the Walkability Analysis evaluated roadways in the Choice Neighborhood area for sidewalk quality, ADA compliance at intersections, and percent completion. Each sidewalk was assigned a grade for overall walkability based on these criteria. The grading standards assisted in identifying areas that hindered pedestrian mobility and potential focus areas for future improvements. The Walkability Analysis classified sidewalks and pedestrian infrastructure with color-coded walkability scores green, yellow, and red. Walkways shown in green have sidewalks of the highest quality, ADA compliant infrastructure at intersections, and highest percent completion along each segment of roadway. The roads shown in yellow have mid-grade walkability scores. The roadways in most urgent need of repair in terms of sidewalk surface quality, percent completion, and ADA access are shown in red. **Exhibit 13** shows the results of the Walkability Analysis.



## Oracle Choice Neighborhood Physical Assessment



**Exhibit 14 Walkability Analysis Results**

Color-coded Scores: Streets shown in green have sidewalks of the highest quality, ADA compliant infrastructure at intersections, and highest percent completion along each segment of roadway. The roads shown in yellow have mid-grade walkability scores. Road segments shown in red are in the most immediate need of repair.



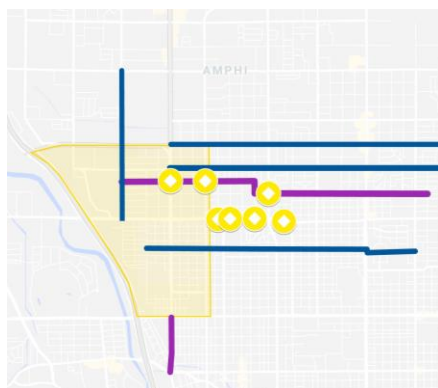
## Oracle Choice Neighborhood Physical Assessment

### CAPLA Study Transit Analysis

After evaluating multimodal transportation options and relevant improvement projects, the Connectivity Audit identified important destinations for residents living in the Oracle Choice Neighborhood study area. This inventory included transit stops and location of grocery stores, convenience stores, and other food retailers. Identification of where these destinations are located assisted in making recommendations for areas in highest need of repair.

Transit stops for local and express bus routes exist along all major thoroughfares in the Oracle Choice Neighborhood. Generally, residents within the Oracle Choice Neighborhood can access a transit stop within a half-mile of their residence. This is a pretty long walk when  $\frac{1}{4}$  of a mile is considered better accessibility, especially where sidewalks are missing. Although distance varies based on bus route and user's destination, many areas show low accessibility to bus stops. The Sun Link Streetcar line, includes a stop located about 0.7 miles from the southeastern corner of the Choice boundary. However, most residents within the Choice Neighborhood will need to walk distances higher than  $\frac{1}{4}$  mile to reach this transit service.

In terms of plan and funded project aiming at increasing connectivity, **Exhibit 14** shows projects currently planned and funded by the City of Tucson in purple. Proposition 407 projects shown in blue include bicycle and pedestrian improvements. Installation of BikeHAWK and PELICAN crossings are shown in yellow at major intersections.



While transit provides residents living in the Oracle Choice Neighborhood access to local destinations, access to transit stops is impeded by lack of pedestrian infrastructure in residential neighborhoods. While Proposition 407 and RTA 20-Year Plan projects create improved parks, connections, bicycle infrastructure, ADA access, and high walkability along major thoroughfares in the area, the walkability of residential streets could be improved through targeted sidewalk improvements, providing equitable access to the many transit stops on main roadways.

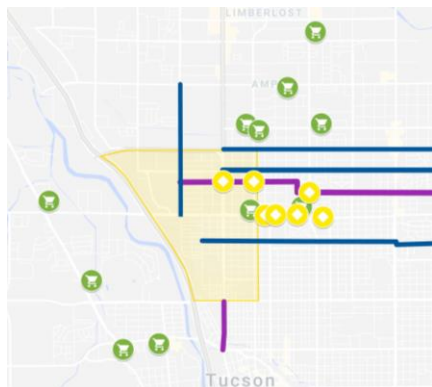
**Exhibit 15:** Planned and Funded Improvements.





## Oracle Choice Neighborhood Physical Assessment

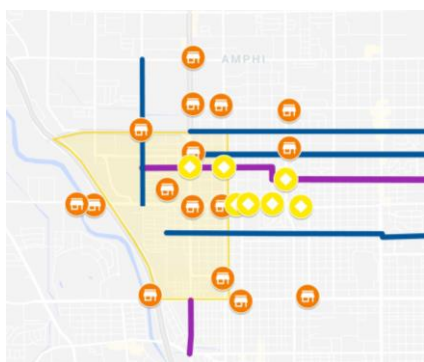
### Access to Grocery Stores, Convenience Stores and Other Food Retailers



#### Grocery Stores

The Oracle Choice Neighborhood boundary contains one major grocery store (The Grant Stone Marketplace) is the only grocery store within the Oracle Choice Neighborhood which comprises 2.6 square miles. The Grant Stone Marketplace sells a variety of ethnic specialty foods as well as fresh produce, meats, and dairy products. Other grocery stores in the vicinity are Fry's Food and Drug on Grant Road and 1<sup>st</sup> Avenue and Safeway on Grant Road and Silverbell Road.

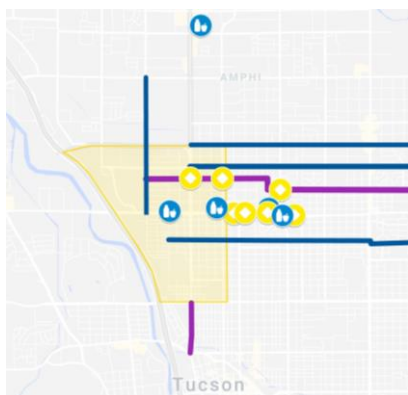
**Exhibit 16.** Grocery stores in the Oracle Choice Neighborhood and surrounding area. (Google MyMaps)



#### Convenience Store

There are six convenience stores inside the project boundary, offering mainly packaged food options.

**Exhibit 17.** Convenience stores and small markets in the Oracle Choice Neighborhood and surrounding area. (Google MyMaps)



#### Other Retailers

Other retailers exist in the area that are not grocery stores but offer some food options, including two small neighborhood markets, Target, and Family Dollar.

**Exhibit 17.** Non-grocery retail stores (Target, Family Dollar, etc.) where food is sold in the Oracle Choice Neighborhood and surrounding area. (Google MyMaps)



## Oracle Choice Neighborhood Physical Assessment

There are larger grocery stores and additional convenience stores in surrounding areas, mainly accessible to residents of the Oracle Choice Neighborhood only by automobile or transit, with limited access by bicycle and pedestrian modes. As mentioned before, low automobile ownership decreases the neighborhood capacity to access healthy fresh foods in a food desert. The improvements from the City of Tucson Department of Transportation Bicycle and Pedestrian Projects as well as the Proposition 407 Parks & Connections Bond Projects will expand multimodal transportation options. These improvements will increase access to healthy food options to residents of the Choice Neighborhood area by improving bicycle and pedestrian connections to transit lines leading to surrounding grocery stores.

### CAPLA Study Recommendations and Focus Areas

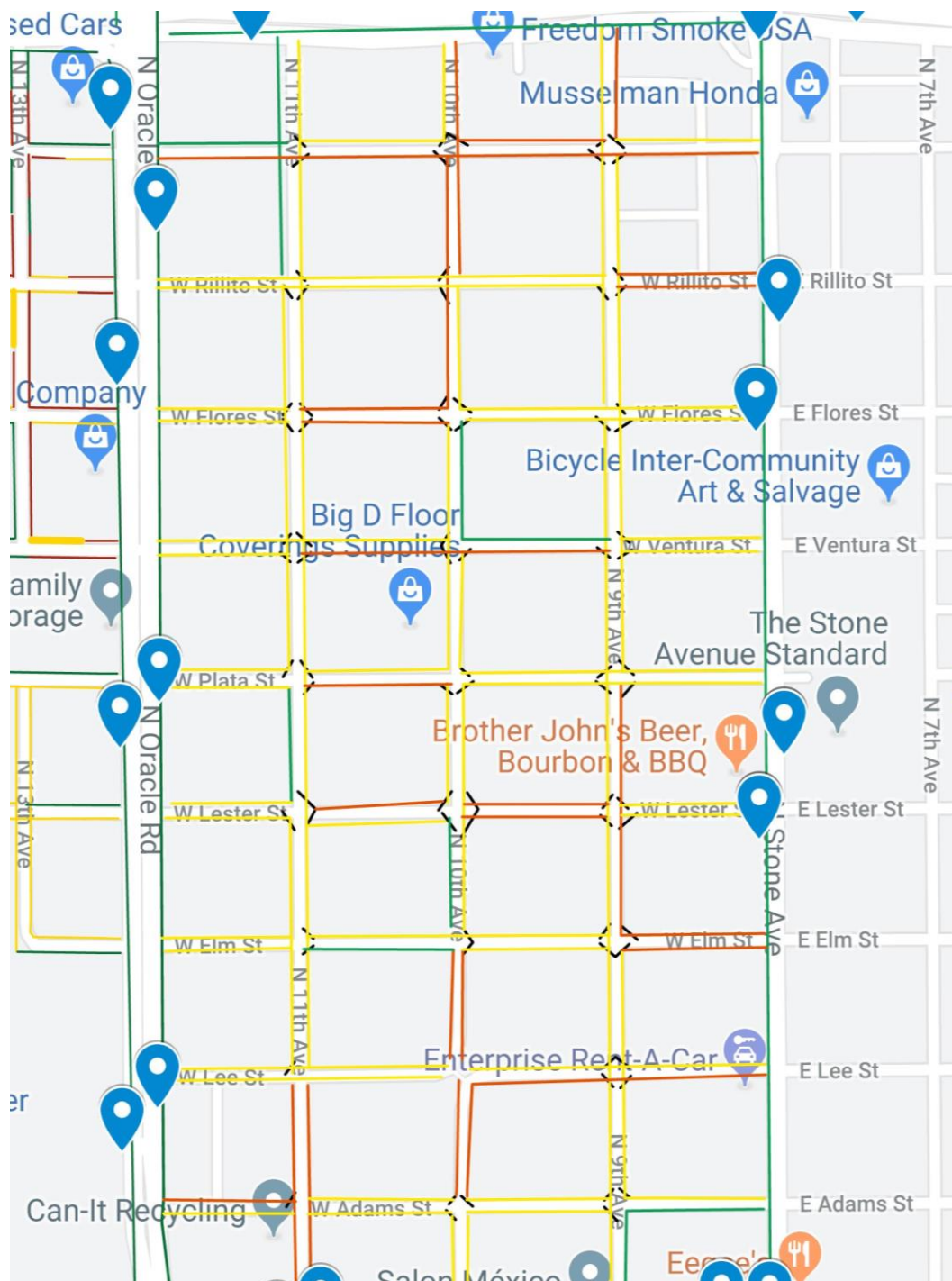
The CAPLA Connectivity Audit provides the following recommendations that consider the condition of pedestrian infrastructure, planned improvements, and community amenities in the Oracle Choice Neighborhood area:

1. **Targeted Neighborhood Sidewalk Improvements** – Repaving damaged sidewalks, completing partial sidewalks, and installing ADA-compliant ramps at neighborhood intersections is recommended for the following streets inside the Choice area, each of which is central to local neighborhoods:
  - Rillito Street
  - North 11<sup>th</sup> Avenue
  - Jacinto Street
  - 15<sup>th</sup> Avenue
2. **Increasing Healthy Food Options in Choice Area** – Working with local organizations and food distributors to increase farmer's markets in Choice neighborhoods and fresh food options at neighborhood markets.
3. **Expedite the Improvements of the Fairview Avenue Protected Bicycle Lanes** - The Fairview Avenue Protected Bike Lanes, funded by Proposition 407, are currently planned for construction in Phase 3 of the bond projects timeline (2026-2028). Identified as an important connector between local area parks and amenities, it is recommended that the City advance the project to a date of earlier completion.

Potential focus areas within the Choice boundary include the Old Pascua and Ocotillo Oracle neighborhoods and their surrounding streets. These areas were identified as having the highest number of sidewalk and intersection improvements needed. Figure 18 displays intersections with no ramps inside the Ocotillo Oracle neighborhood, shown with the abundance of bus stops on surrounding roadways. Improvements to local streets could improve pedestrian access to larger roadways and transit options in the area.



## Oracle Choice Neighborhood Physical Assessment



**Figure 18.** Pedestrian pathways, intersections with no ramps (shown with black hash marks), and bus stops (blue icons) in the Ocotillo Oracle Neighborhood.





## Oracle Choice Neighborhood Physical Assessment

### Land Ownership

One way to prevent gentrification and to create communities that thrive is to identify the best location for low-income housing and securing those areas for future residential development before market rate housing and non-residential development occurs. Identifying vacant land that can support such efforts is an important component of a physical assessment. **Exhibit 18** shows land ownership within the Oracle Choice Neighborhood area.

Vacant parcels owned by the City of Tucson and vacant parcels owned by the Pascua Yaqui Tribe within the Oracle Choice area present an opportunity for the location of Low-Income Housing Tax Credit (LIHTC) development and low-income housing that could address San Ignacio, the Pascua Yaqui Tribe and the City of Tucson housing needs in a collaborative manner. In addition, there is a possibility for locating senior housing for San Ignacio in proximity to their existing ceremonial site. **Figure 1** shows vacant parcels owned by the City of Tucson and the Pascua Yaqui Tribe that may be further evaluated for LIHTC development potential by the Housing Team.

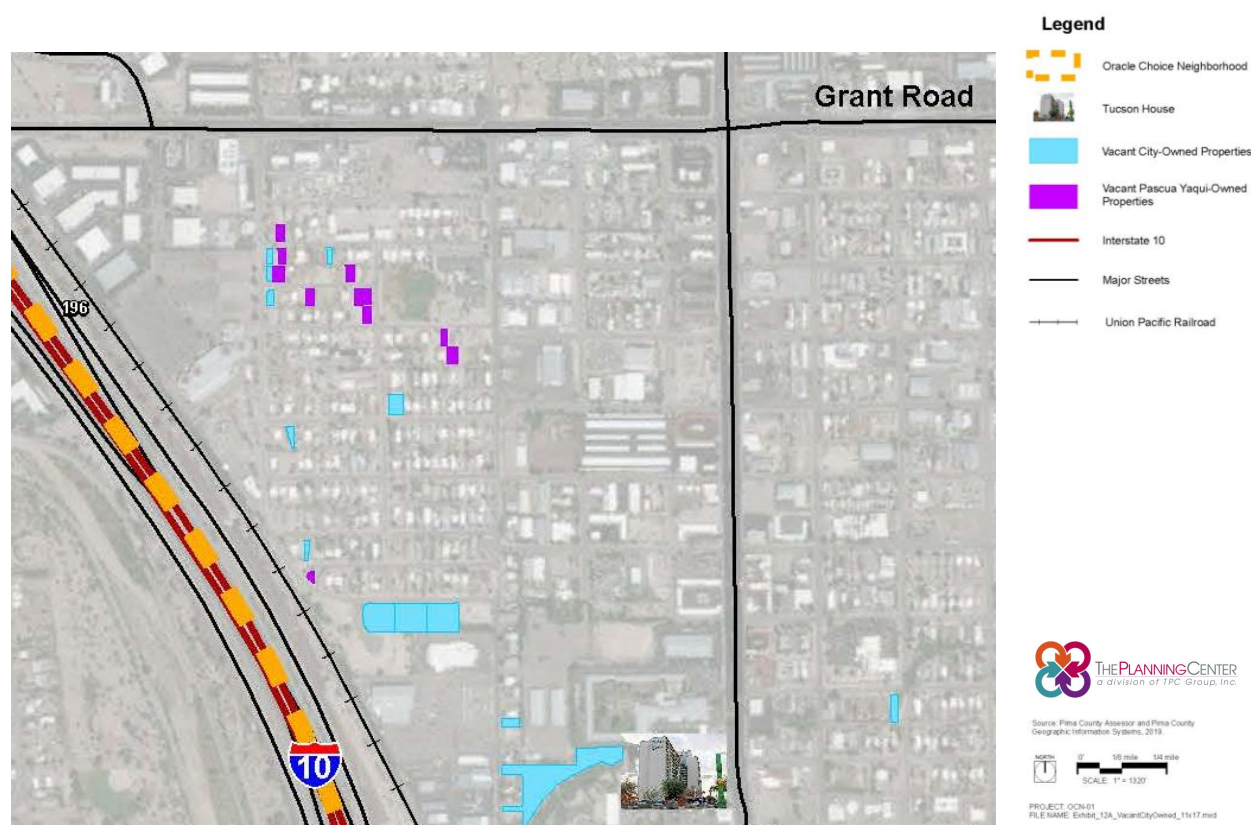


Figure 1: Vacant parcels owned by the City of Tucson and the Pascua Yaqui Tribe.



## Oracle Choice Neighborhood Physical Assessment

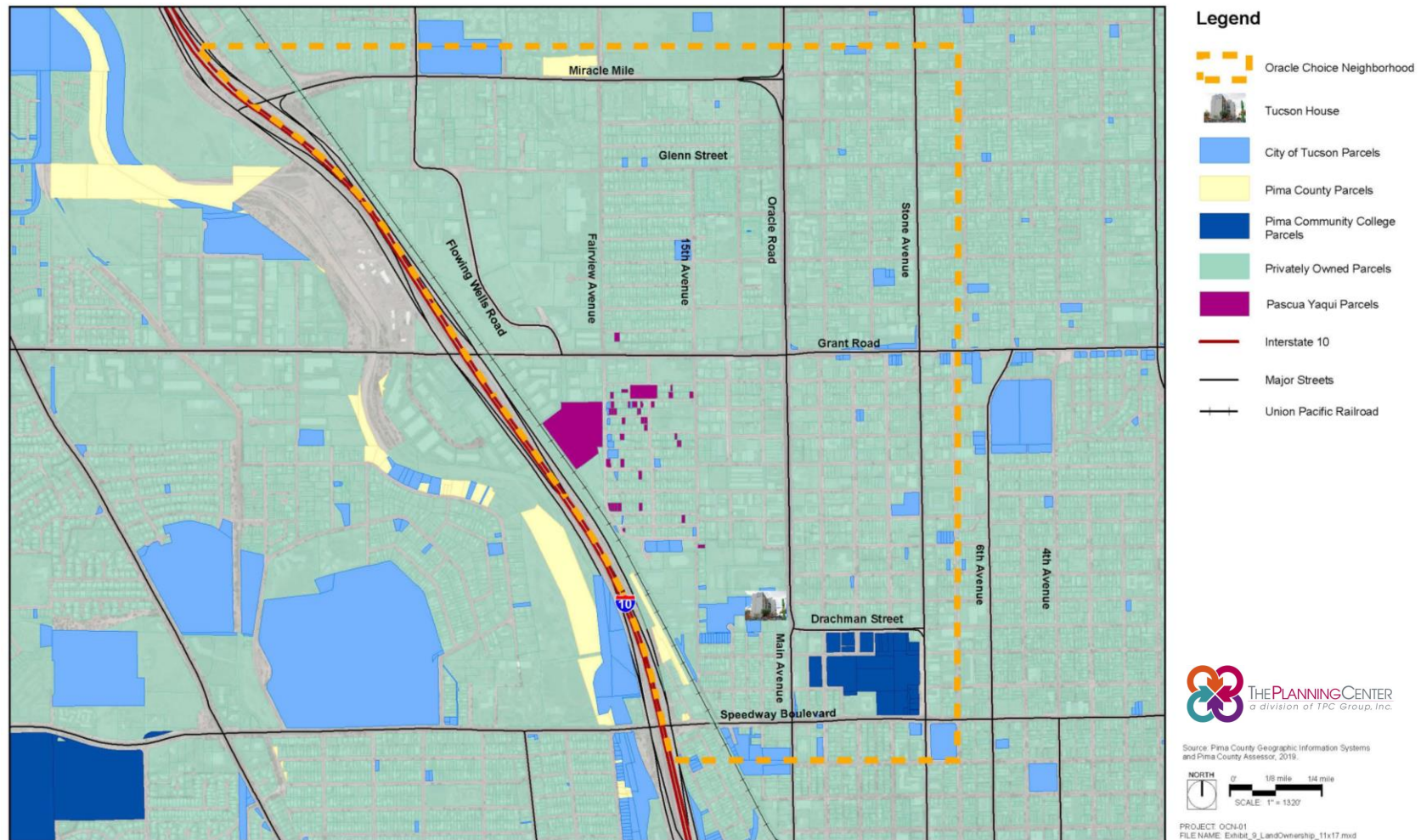


Exhibit 18: Major Land Owners



## Oracle Choice Neighborhood Physical Assessment

### Existing Land Use Inventory

#### Existing Commercial, Hotel, Industrial and Vacant Land Uses Inventory

**Exhibits 19 to 23** show commercial, hotel, industrial and vacant land. Appendix A Tables A1 through A5 list properties, zoning, acreage and parcel identification for Exhibits 19 through 23.

#### Commercial Land Uses

As shown in Exhibit 19, commercial land uses occur primarily along corridors, including Miracle Mile Road, Oracle Road, Grant Road, Speedway Boulevard, Stone Avenue, Flowing Wells Road and Fairview Avenue with commercial uses located between I-10 and Flowing Wells Road on areas north and south of Grant Road. There is a concentration of commercial uses between Flowing Wells Road and Fairview Avenue between Miracle Mile and Glenn Street. Most commercial uses along local streets are located south of Grant Road and north of Drachman Street between Fairview Avenue and Stone Avenue. Commercial land uses include primarily automotive, construction supplies, restaurants, services, gem show-related retail and wholesale, and a few retail-oriented uses. The Grant Interstate Commons business park with access to Highway I-10 via the Grant Road exit offers and opportunity for infill and additional commercial. In addition, the Pascua Yaqui Tribe owns the former Grant Theater facility which holds a high economic development potential.

#### Motor Court Hotel Land Uses

As shown on Exhibit 19, motor court hotels follow the Miracle Mile Historic Route (Miracle Mile, Oracle Road, Drachman Street, Stone Avenue and Main Street). Many of these consist of contributing historic motor court buildings that are currently in derelict conditions not conforming with building code standards and present opportunities for historic renovation and repurposing. Historic Ghost Ranch Lodge is a successful example of renovation of a historic motor court hotel into a thriving low-income senior housing facility. Monterey Court is a successful example of successful renovation of a historic motor court hotel for a mixed-use restaurant, local business and art gallery purposes.

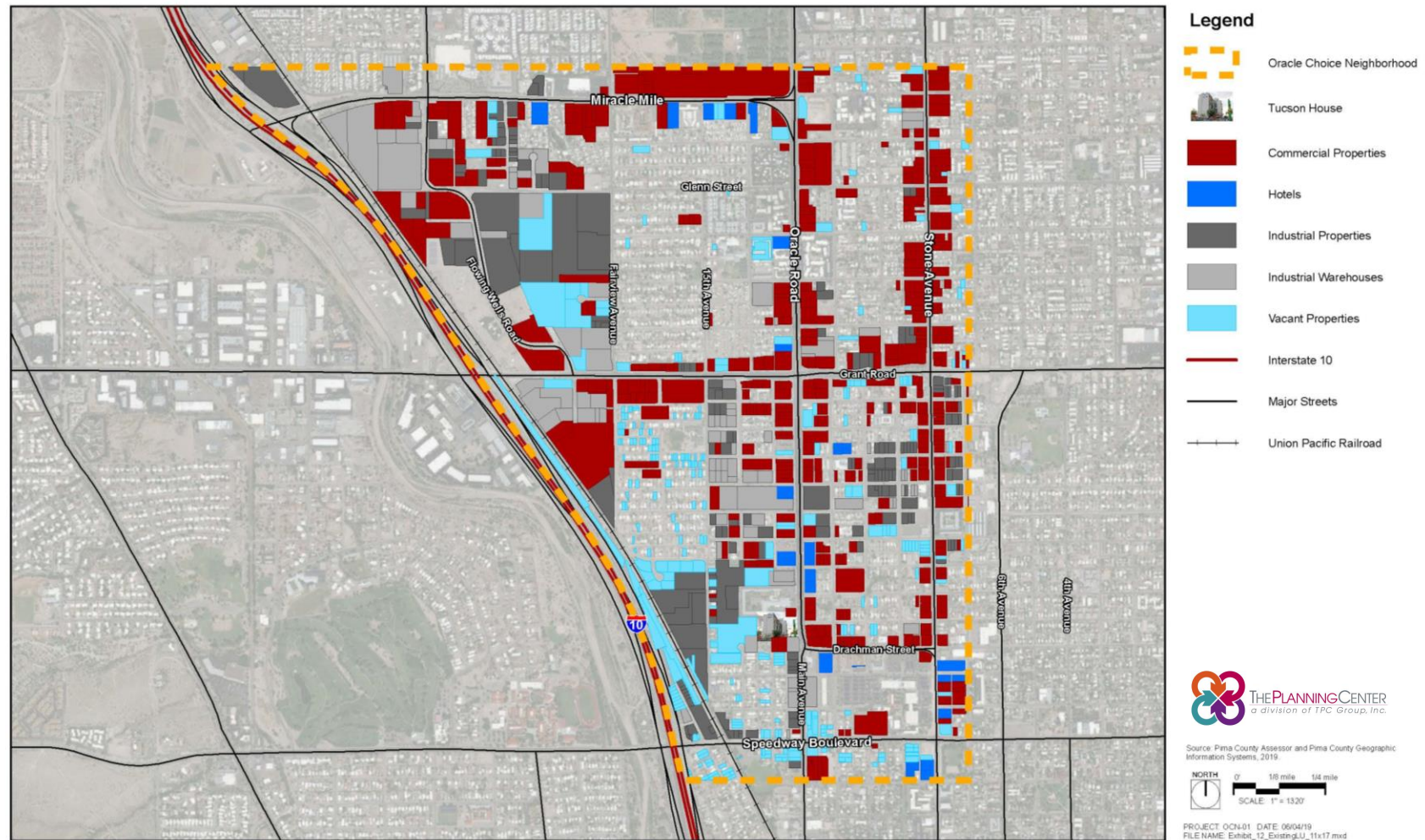
#### Industrial and Warehouse Land Uses

As shown in Exhibit 19, most of the industrial land uses occur along I-10 with access from the highway via interchanges located at the Speedway Boulevard and Miracle Mile exits with the highest concentration of industrial uses west of Fairview Avenue between Miracle Mile and Grand Road. Additional industrial uses are located north and south of Grant Road between 15<sup>th</sup> Avenue and Stone Avenue, particularly in the Ocotillo Oracle neighborhood area, with some industrial uses also located along Oracle Road south of Grant Road and in few isolated parcels. The warehouse land uses follow a similar pattern. Industrial land uses include manufacturing, construction, recycling sites, warehouse and distribution facilities and gem show-related industries and warehouses.





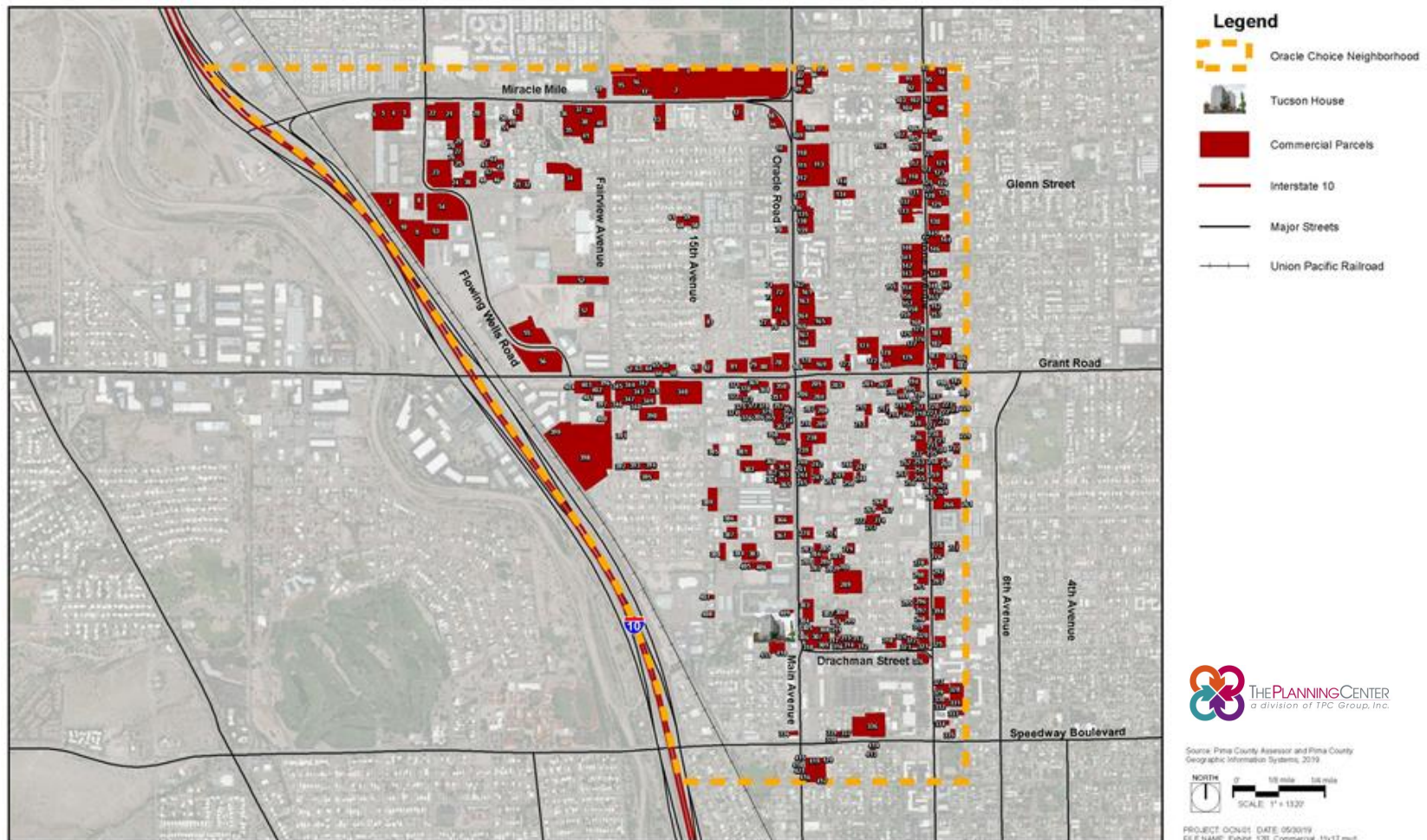
## Oracle Choice Neighborhood Physical Assessment



**Exhibits 19.** Commercial, hotel, industrial, industrial warehouses and vacant land.



## Oracle Choice Neighborhood Physical Assessment

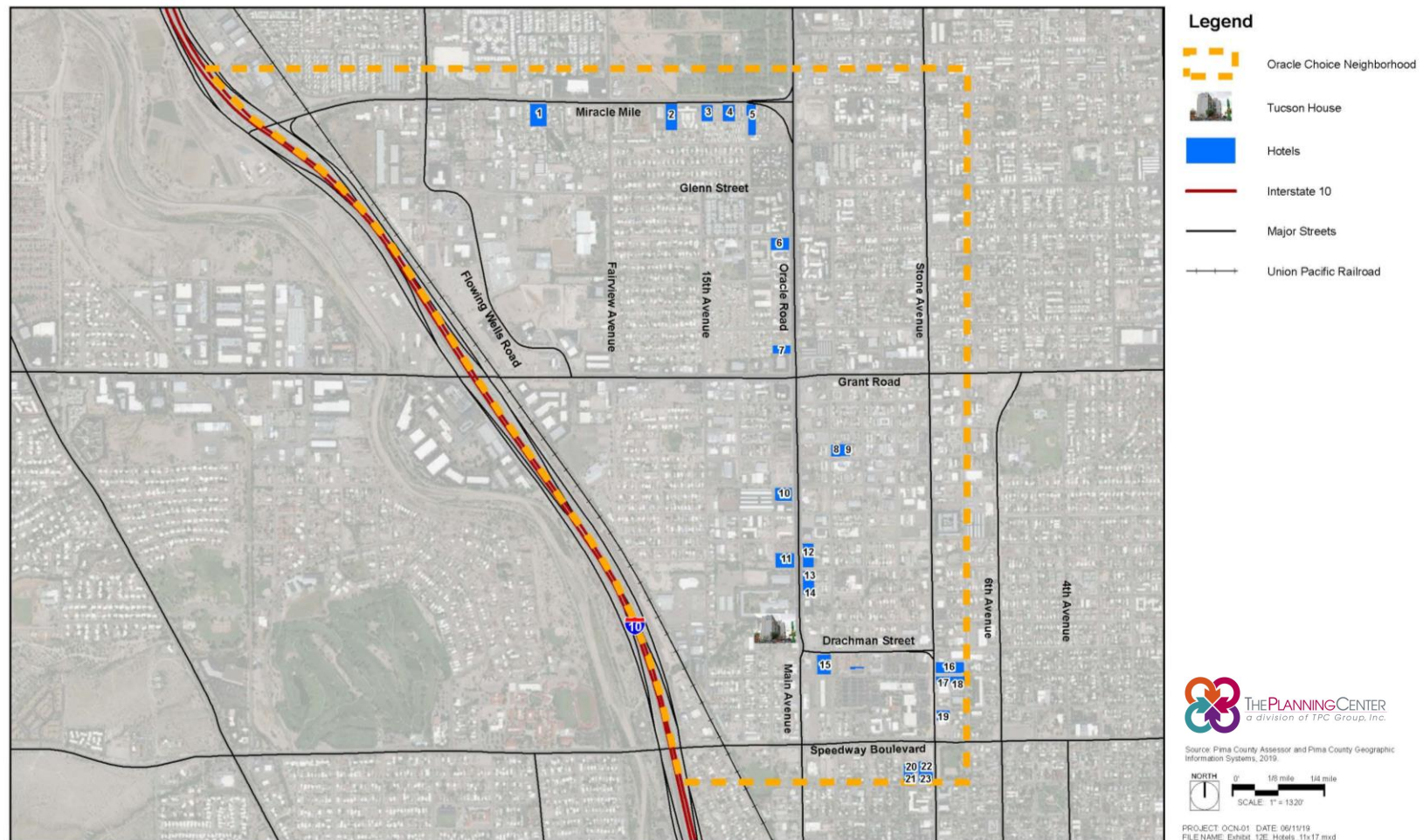


Exhibits 20. Commercial Only.





## Oracle Choice Neighborhood Physical Assessment

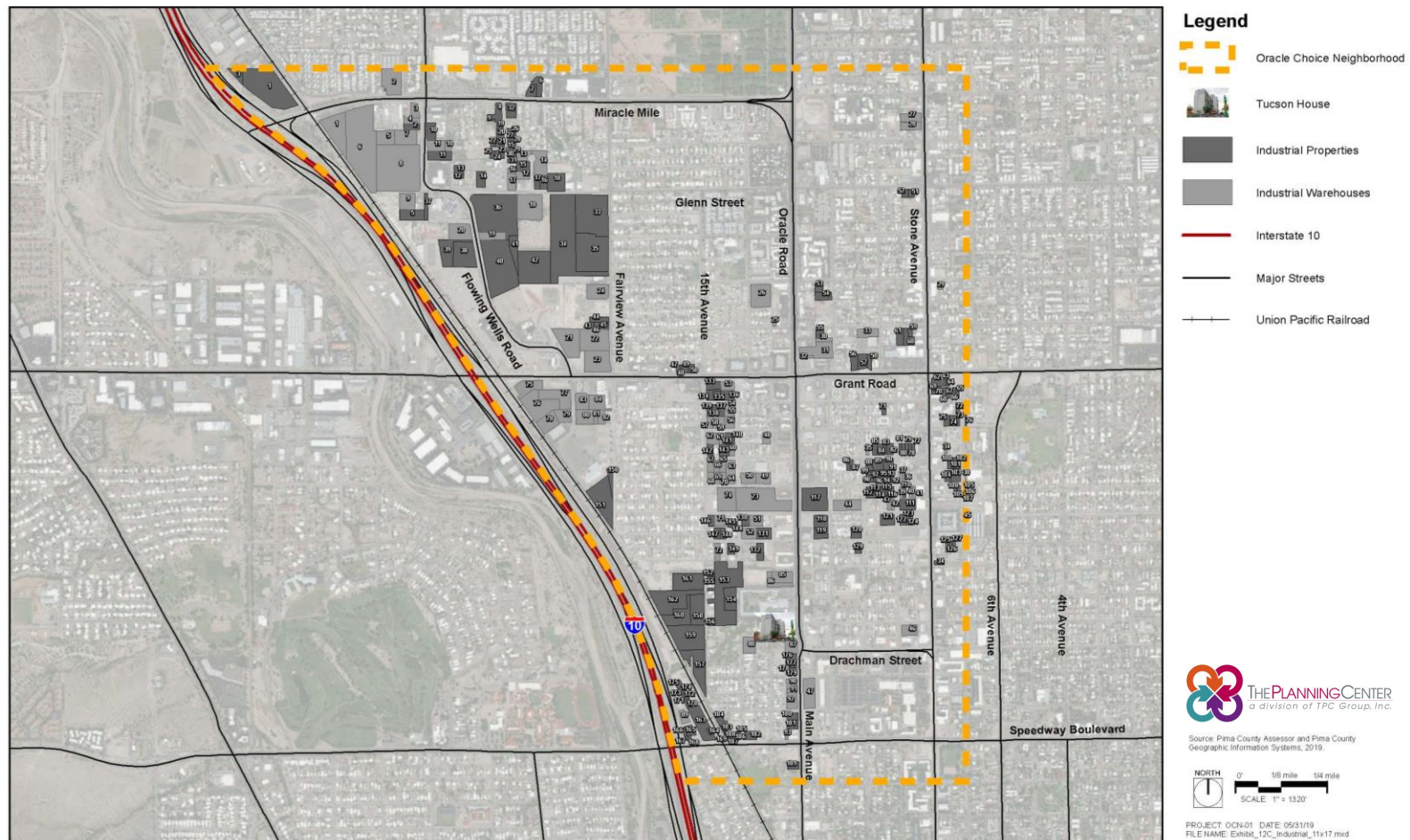


Exhibits 21. Hotel Only.





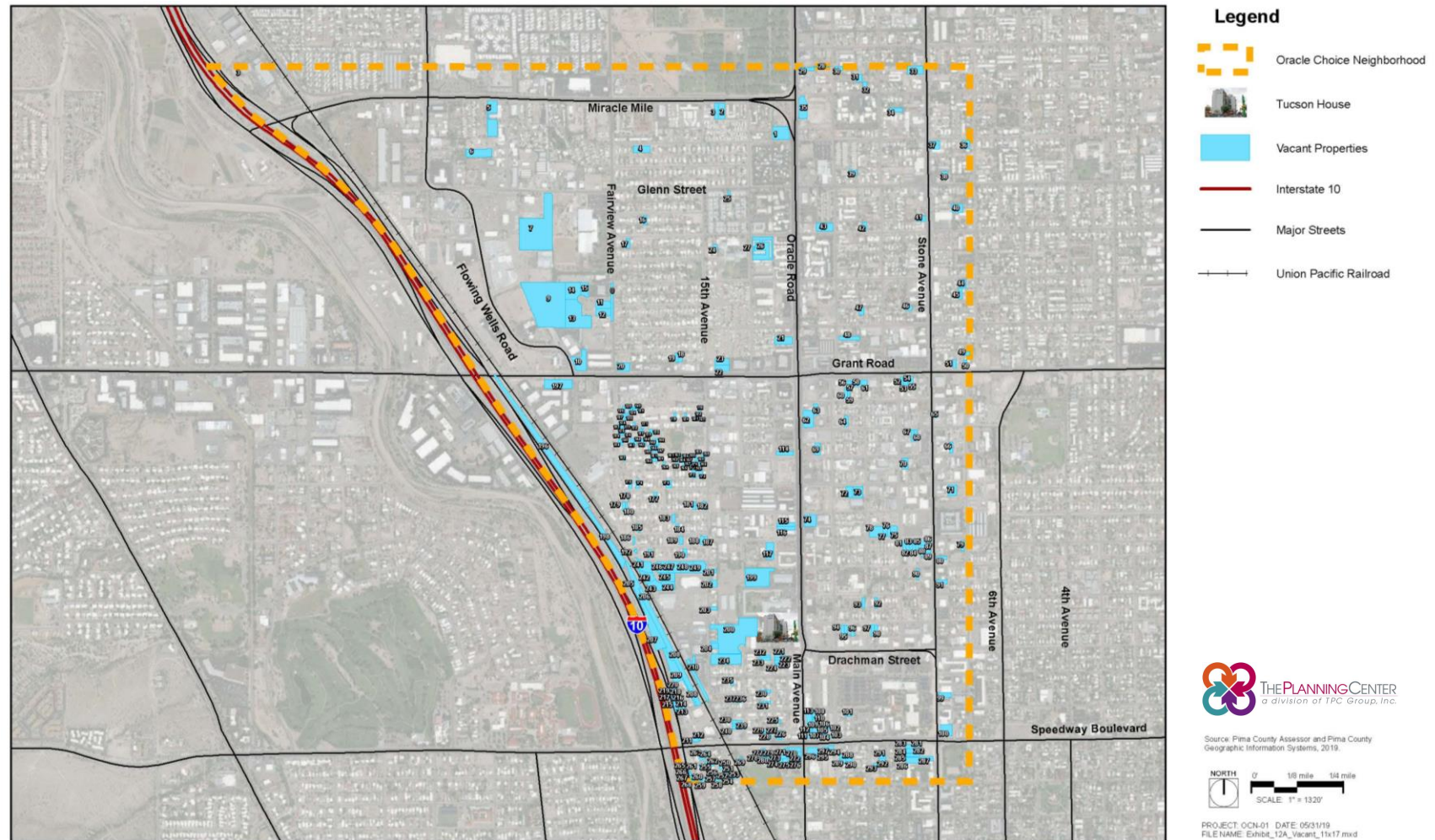
## Oracle Choice Neighborhood Physical Assessment



Exhibits 22. Industrial Only.



## Oracle Choice Neighborhood Physical Assessment



Exhibits 23. Vacant Land Only.





## Oracle Choice Neighborhood Physical Assessment

### Vacant Land

**Exhibit 23** shows the distribution of vacant land within the Oracle Choice area. A major opportunity for the development of low-income housing exists on the Sleepy Hollow vacant site located north of Grant Road on Miracle Manor neighborhood. Opportunities for City-owned and Pascua Yaqui-owned vacant parcels were addressed in the Land Owners section. The largest vacant parcels are located north of Grant Road between Flowing Wells Road and Fairview Avenue. Additional vacant land parcels are scattered throughout the Oracle Choice area presenting opportunities for infill with some vacant parcels located along major corridors presenting opportunities for intensification. Key vacant land parcels that could support mixed used/mixed income are located at the intersections of Speedway Boulevard with Main Street and with Stone Avenue.

### Vacant Buildings

Although a complete vacant buildings inventory extends beyond the scope of this physical assessment given the size of the Oracle Choice area, numerous vacant commercial, industrial and warehouse buildings exist in the area. Many of these buildings are derelict structures where demolition may be a feasible option. Two key vacant buildings include the building formerly known as La Fuente Restaurant fronting Oracle Road and located at walking distance from the Tucson House and the Tucson House annex building. If renovated, either one of these buildings could support a food market or food-coop needed in an area that is a food desert.

In addition, a key vacant building is the former pharmacy located at the intersection of Oracle and Grant roads, which is adjacent to a motor court. This entire area deserves careful study. Due to its location at the intersection of two major transportation corridors, it presents opportunities for mixed-use Transit-Oriented Development (TOD).

### Safety and Abandoned Buildings and Properties

The CBCR study recently completed by ASU in cooperation with the TPD, criminal activity concentrates around derelict and/or abandoned buildings and properties throughout the Oracle Choice Neighborhood. Two ways the City can reduce criminal activity in relation to derelict and/or abandoned properties include: 1) Enforcement of the building code for buildings that are currently occupied; and 2) Exercising the power of eminent domain.

Section 36-1407(A) of the Arizona Revised Statutes provides that “A city, town or county may acquire by the exercise of eminent domain any real property which it deems necessary for its purposes under this article after the adoption by it of a resolution declaring that the acquisition of the real property described is necessary for such purposes. A city, town or county may exercise the power of eminent domain in the manner provided by title 12, chapter 8, article 2 or 3 or in the manner provided by any other applicable statutory provisions for the exercise of the power of eminent domain. Title to property so acquired shall be taken in the name of the city, town or county.”





## Oracle Choice Neighborhood Physical Assessment

Moreover, Section 36-1407(C) of the Arizona Revised Statutes provides that “A public housing authority may exercise the power of eminent domain. The power of eminent domain may also be exercised on behalf of a public housing authority. This power shall only be exercised in relation to the provision of low-income housing pursuant to this article. A public housing authority that acts on behalf of a city, town or county may exercise the power of eminent domain and may take property title in the name of that authority if it first obtains the written approval by resolution of the governing body that controls its acts and existence pursuant to this article.

### Existing Residential Land Uses and Parks

As shown on **Exhibit 24**, most of the residential single-family and multi-family uses occur within established neighborhoods, San Ignacio Yaqui/Old Pascua, Miracle Manor, Coronado Heights, Balboa Heights, Ocotillo Oracle and Barrio Blue Moon with few parcels of residential development occurring in the Flowing Wells area which includes primarily commercial and industrial uses in the portion of Flowing Wells located within the Oracle Choice area.

The highest concentration of residential single-family are located in Miracle Manor, Old Pascua, and Barrio Blue Moon Balboa Heights and Coronado Heights. The highest concentrations of multi-family residential uses occur north of Grant Road on Miracle Manor, Coronado Heights and Balboa Heights with some multi-family land uses south of Grant Road. Condominiums and townhomes are located in Miracle Manor. Major concentrations of manufactured housing and mobile homes occur north of Grant Road, primarily in Miracle Manor and Flowing Wells, and north of Miracle Mile in Flowing Wells with scattered sites throughout the remaining of the Oracle Choice area.

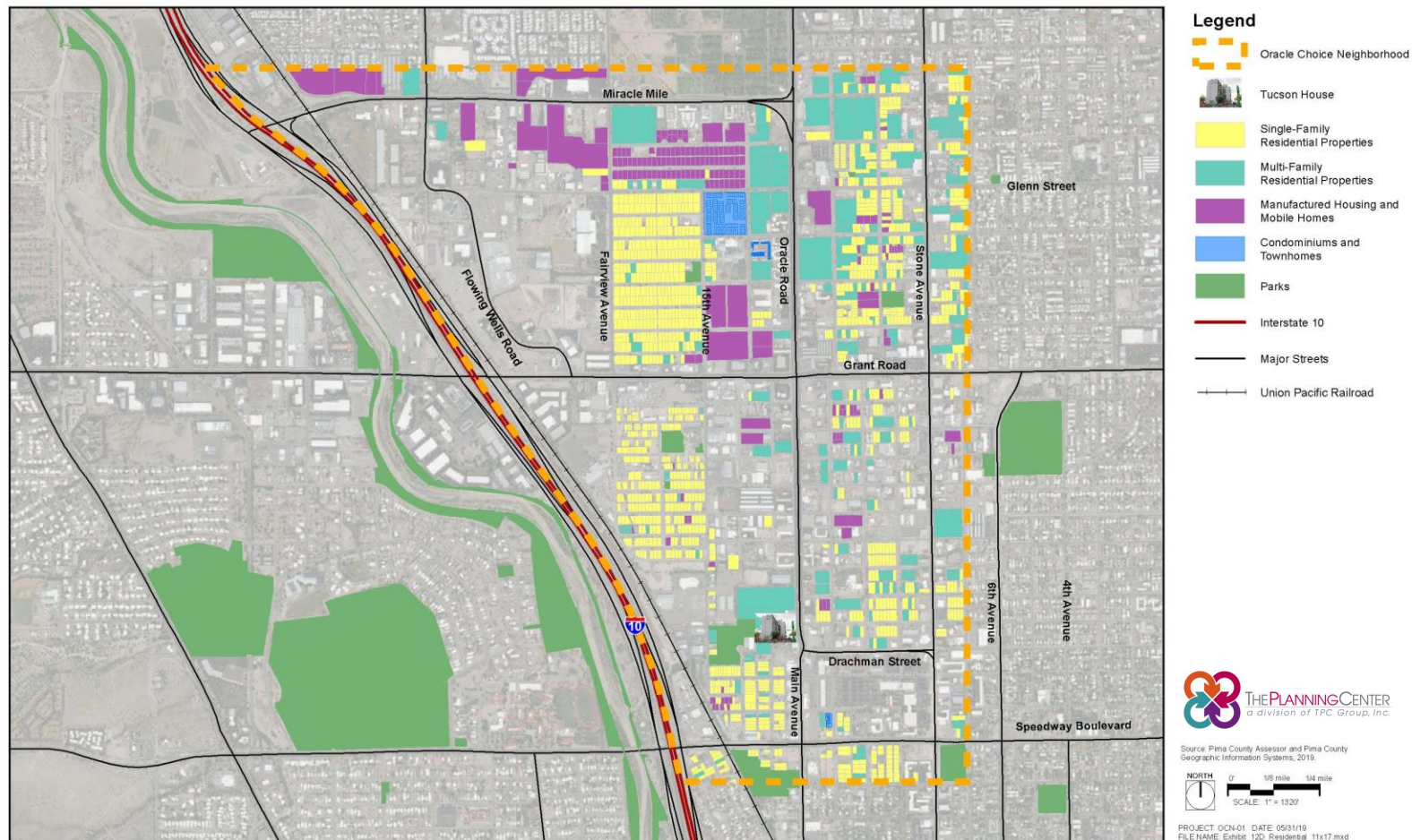
**Exhibit 24** shows residential land uses and parks serving those residential areas.

**Exhibit 25** compares existing residential land uses and current underlaying zoning showing pockets of non-conforming residential land uses at high risk of disappearing to either industrial or commercial development, which may directly contribute to the decrease in affordable housing within the area.

**Exhibit 26** shows established residential neighborhoods bordered by high intensity, incompatible industrial and warehouse development without buffers or transitions resulting incompatible development patterns where high-intensity non-residential uses are adjacent to low density residential ones.



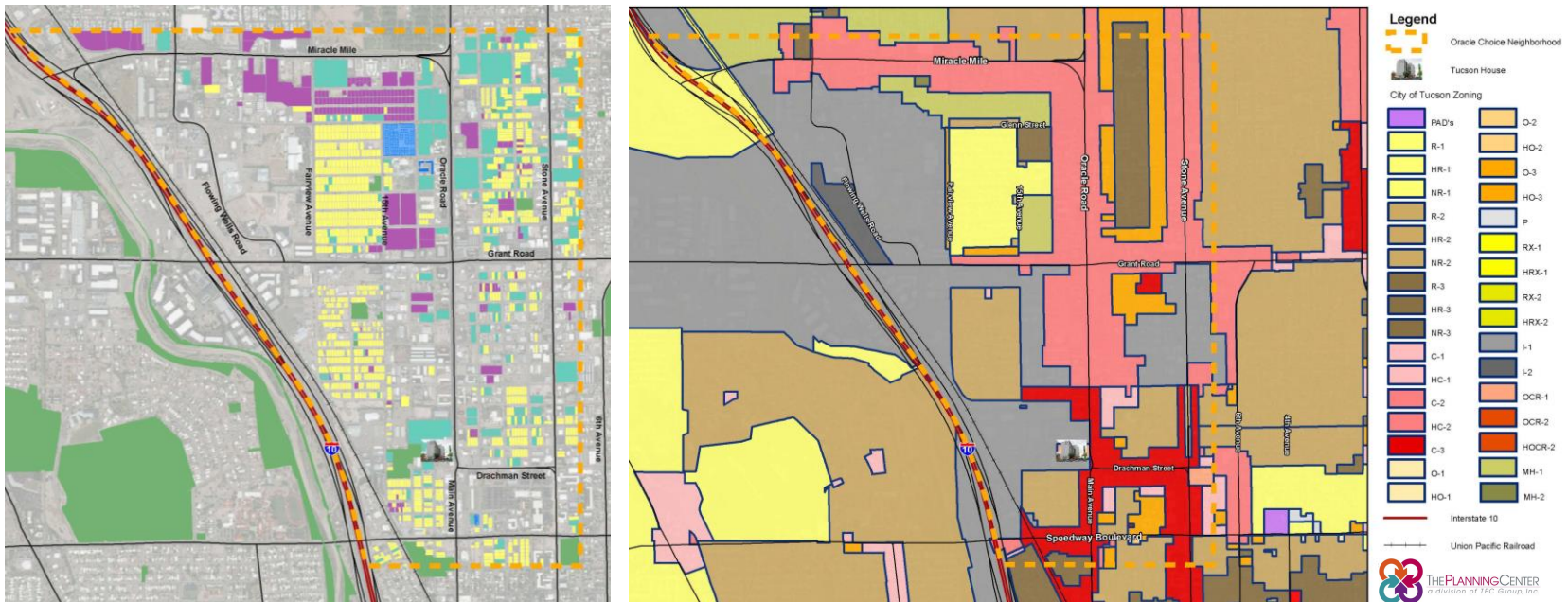
## Oracle Choice Neighborhood Physical Assessment



**Exhibit 24: Residential Land Uses Within the Oracle Choice Boundary.**



## Oracle Choice Neighborhood Physical Assessment



**Exhibit 25: Existing Residential Land Uses and Current Underlying Zoning Comparison.**





## Oracle Choice Neighborhood Physical Assessment

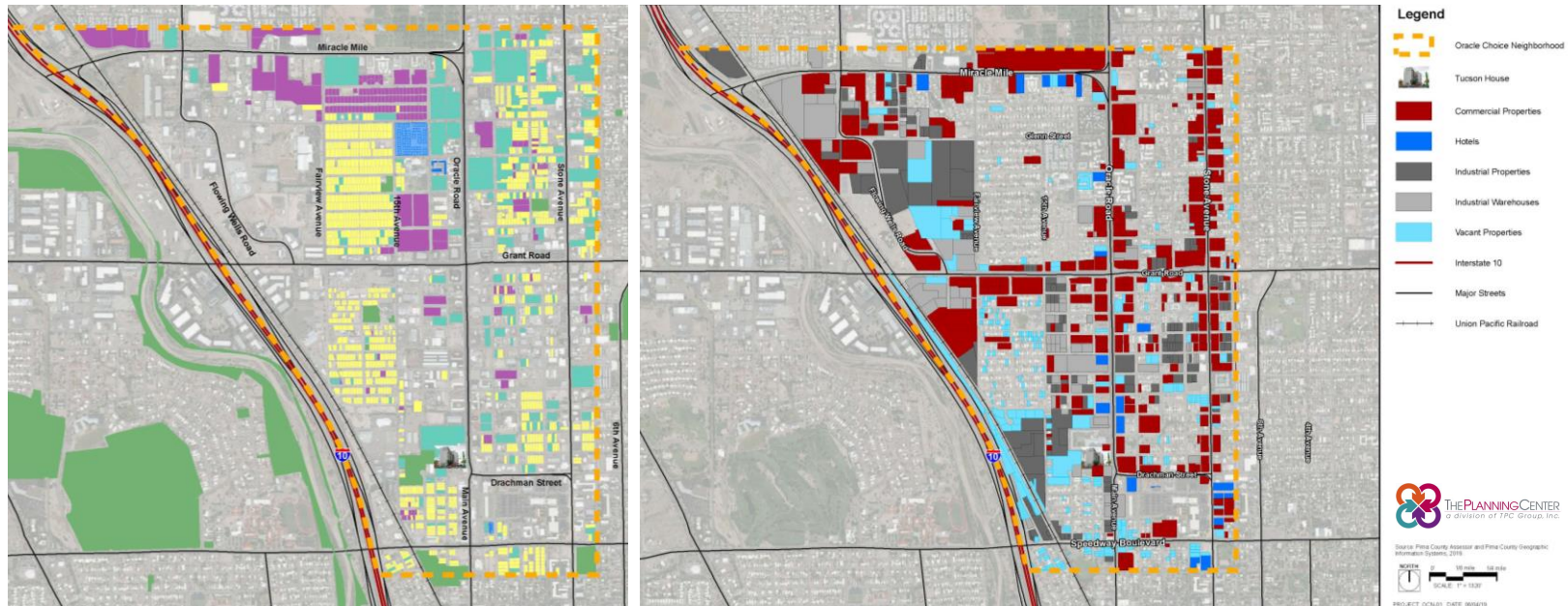


Exhibit 26: Existing Residential Land Uses and Non-Residential Uses.



## Oracle Choice Neighborhood Physical Assessment

### Oracle Choice Neighborhood Community Assets

A community asset (or community resource) is any resource that can be used to improve the quality of community life. **Exhibit 27** shows community assets within the Oracle Choice Neighborhood area. Table 10 lists those assets identified in exhibit format.

**TABLE 10: Community Assets within the Oracle Choice Neighborhood**

Map #	Community Asset
1	E.C. Nash Elementary School
2	Pascua Yaqui Resource Center/ Richey Resource Center
3	Pima Partnership High School (Grades 9-12)
4	Pima Community College Downtown Campus
5	Cook Tucson Community Kitchen
6	The Stone Avenue Standard (Student Housing)
7	St. Elizabeth's Health Center and Catholic Community Services of Southern Arizona
8	Blue Moon Community Garden
9	Chicanos por la Causa
10	La Frontera Center
11	Gospel Rescue Mission Women's Recovery Center
12	Beacon Group: Employment services for people with disabilities
13	Marty Birdman Neighborhood Center/ Balboa Park
14	Sierra Madre Condominiums (455 W. Kelso): 3 city-owned affordable housing units
15	Historic Ghost Ranch Lodge: Low-income Senior Housing
16	Miracle Point Apartments: 40 units homeless and veteran housing
17	2525 N. Balboa Ave: 21 units for chronically homeless, vets, and low-income families
18	Old Pascua Museum and Yaqui Cultural Center
19	Pascua Neighborhood Center
20	870 W. Calle Sur: 2 units of public housing
21	871 W. Calle Sur: 4 units of public housing
22	2820 W. Castro Ave: 12 units targeted to chronically homeless and vets
23	Francisco Elias Esquer Park
24	De Anza Park
25	Estevan Park
26	Tucson Youth Development
27	ACE Charter High School
28	Habistore
29	Arts for All
30	Jacinto Park

Source: City of Tucson GIS, 2018



## Oracle Choice Neighborhood Physical Assessment

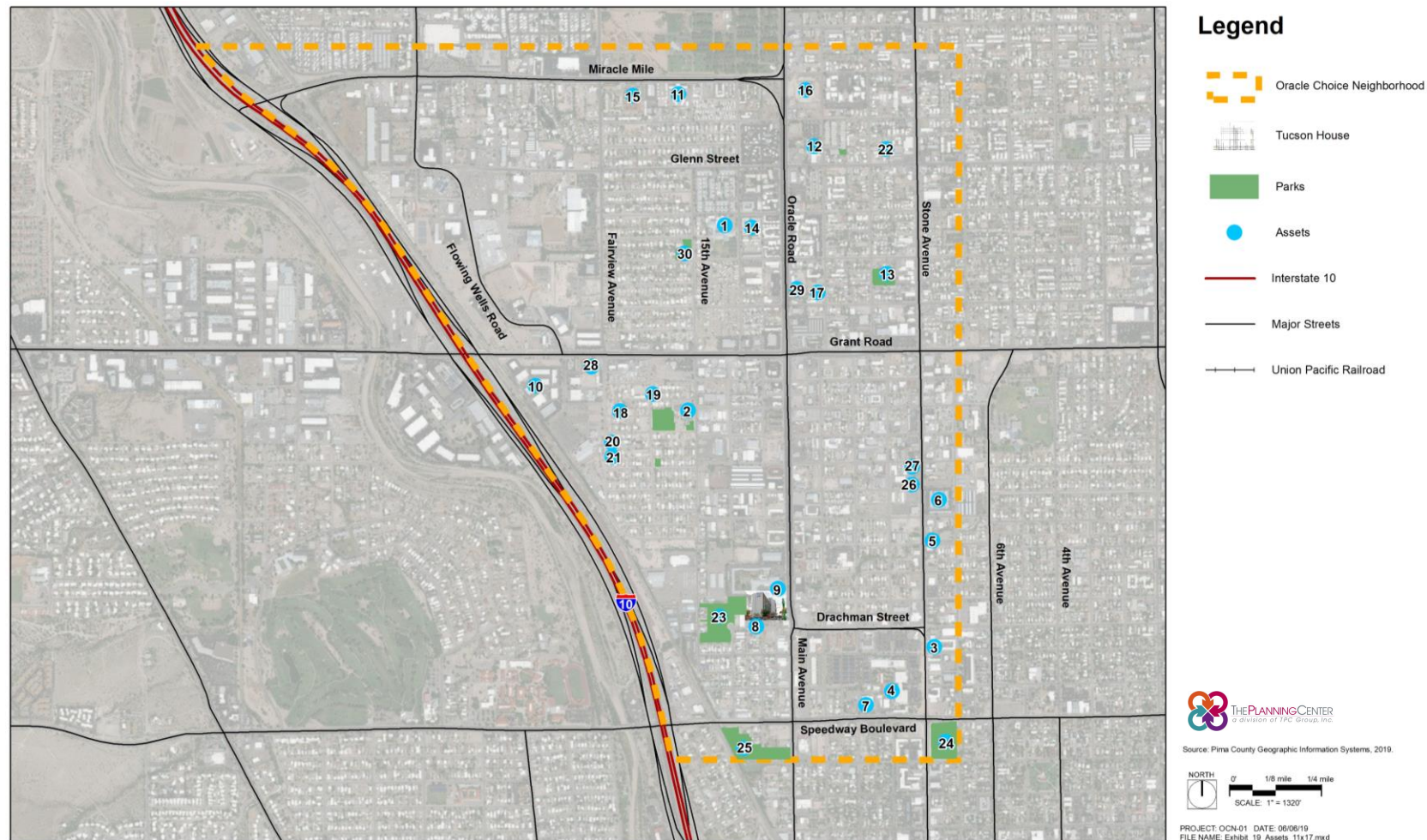


Exhibit 27: Oracle Choice Neighborhood Assets.





## Oracle Choice Neighborhood Physical Assessment

### Education Assets

#### Pima Community College Downtown Campus



Pima Community College is the Oracle Choice Neighborhood anchor institution and a major community asset. Located in the heart of Tucson, the Pima Community College Downtown Campus serves about 12,000 students per year in transfer and career programs. Home to manufacturing, automotive technology, welding and other business and industry programs, the Downtown Campus also offers courses and programs that transfer into university baccalaureate programs. It also is home to the region's Adult Basic Education program, which serves students throughout Tucson with GED preparation, citizenship programs, English as a Second Language and more.

Pima's Downtown Campus also enjoys great socio- and economic-diversity among its student body, drawing students from across the region because of its central location.

Planning is under way for a Center for Excellence in Applied Technology that will allow the college to expand business and industry partnerships and give students the opportunity to prepare for high-tech jobs using the latest technology as well as access to a range of new programs.

The expansion and redevelopment of the Downtown Campus will be transformative to the area around Stone and Speedway, with the addition of technologically advanced classrooms and lab space as well as inviting pedestrian greenways and other open spaces.



## Oracle Choice Neighborhood Physical Assessment

### Pima Partnership High School (Grades 9-12)

Pima Partnership High School is a tuition-free charter school for grades 9-12, honored by the Education Equity Foundation as a top school for closing the achievement gap for at-risk students. Their dedicated teachers and support staff, small class sizes, and individualized, career-focused learning plans help students develop the skills they need to achieve success in high school and beyond.

### E.C. Nash Elementary School

Established in 1960 and named after Amphitheater's 1st superintendent, E.C. Nash is a public elementary school located in Tucson, AZ in the Amphitheater Unified School District. It enrolls 456 students in grades 1st through 12th. The facility includes sports fields, gymnasium, and has a library that offers a range of books, magazines, reference sets and newspapers. In addition, the school organizes various field trips to science centers and cultural and historic locations and hosts a variety of community events.

### Tucson Youth Development

Located on North Stone Avenue, the Tucson Youth Development (TYD) equips Pima County youth to gain employment, achieve self-sufficiency and reach career potential through education and training. TYD provides education and employability services for youth and young adults in Pima County. Through a network of business and inter-agency collaborations the agency serves as a pathway for young people to succeed in the workforce. This is accomplished through: basic and alternative education; job development; direct job placement; internships; academic/vocational skills assessment; development of academic and career goals/strategies; academic and career counseling; mentorship; case management; and direct supportive services. TYD works in partnership with Pima Community College and ACE Charter High School.

### ACE Charter High School

At Alternative Computerized Education (Ace) Charter H, the total minority enrollment is 68%, and 33% of students are economically disadvantaged. Alternative Computerized Education (Ace) Charter H is 1 of 2 high schools in the Tucson Youth Development/Ace Charter High School. Ace Charter H provides alternative, rigorous, technology-enhanced instruction for "at-risk" youth leading to graduation and preparation for success beyond graduation.



## Oracle Choice Neighborhood Physical Assessment

### Housing Assets

#### Tucson House

Tucson House includes 407 units in a 17-story high rise building and provides 27 percent of the City's public housing. The rehabilitation of Tucson House is the main focus of the Oracle Choice Neighborhood project. Tucson House is discussed in detailed in the Housing Assessment available separately.



*Tucson House and Adjacent Blue Moon Community Garden.*

#### Historic Ghost Ranch Lodge Low-income Senior Housing

Historic Ghost Ranch Lodge was Tucson's first destination courtyard motor lodge that combined the access and affordability of a motel with the character of a dude ranch and the amenities of a resort. The 5.8-acre Ghost Ranch Lodge was one of the first and largest tourist accommodations---which provided affordable accommodations with up-scale accommodations for long-term guests. Renovated into low-income senior housing, this low-income housing facility won the National Development Council Academy Award in Washington, D.C., in 2015. Utilizing low-income tax credits, the renovation of the historic Ghost Ranch Lodge serves as a model for the treatment of derelict former motor court hotels along the Historic Miracle Mile and Oracle Road corridors.



*Renovated Historic Ghost Ranch Lodge as a Low-Income Senior Housing Community.*





## Oracle Choice Neighborhood Physical Assessment

### La Frontera Center

La Frontera Center provides outpatient and residential mental health and substance abuse treatment services to children, youth, and adults in Pima County, Arizona. In addition, La Frontera Partners provides low-income housing for families, seniors, and persons with disabilities and is the largest developer in the Oracle Choice area building Low Income Housing Tax Credit (LIHTC). La Frontera has developed several low-income housing projects including attached single-family residential units and community center within the Oracle Choice area. Currently, La Frontera has signed agreements for the construction of LIHTC on the northeast corner of the intersection of Oracle and Drachman roads across from the Tucson House and at walking distance from Pima Community College Downtown Campus. Recent affordable housing development by La Frontera within the Oracle Choice area is located at W. Blackledge Dr. and N. Balboa Avenue. It is anticipated that La Frontera will also develop the vacant site north of Grant Road and west of Oracle Road formerly known as the Sleepy Hollow Mobile Home Park. La Frontera is an Oracle Choice partner and a low-income housing developer in the Oracle Choice area.

### Chicanos Por La Causa Tucson

Located next to Tucson House in the Oracle Choice area, Chicanos por la Causa (CPLC) is an Oracle Choice partner providing a full range of services for single- and multi-family housing. CPLC fully-owned for-profit subsidiaries Tiempo Inc., La Causa Development, La Causa Construction, and La Causa Realty offer professional expertise in design and construction as well as management and sale of residential and commercial projects, including apartment investment advisement, property development, domestic and international project marketing, residential asset management, acquisition, sales, and leasing.

CPLC's real estate division also specializes in contracting with municipalities and funding sources via federal grants, LIHTC Affordable Housing, New Market Tax Credit projects, funding from HUD, EDA and other community capital to provide affordable housing alternatives. The real estate division of CPLC is considered one of the top performing non-profits in the country of single-family housing in building, selling, and managing affordable and market-rate assets, including modular housing, townhomes, condos, and new construction. CPLC also provides leasing and property management services for senior, project-based, affordable, and market-rate multifamily housing. CPLC currently manages 2,406 multifamily rental units.

CPLC has aggressively expanded the supply of affordable housing opportunities with supportive services for the elderly and provide very low-income elderly with options that allow them to live independently in an environment that offers support services such as cleaning, cooking, transportation, recreation, etc. Through the combined efforts of CPLC and multiple funding partners,



## Oracle Choice Neighborhood Physical Assessment

hundreds of senior individuals living in their seven complexes enjoy the benefits of quality, affordable housing in a safe environment.

### Compass Affordable Housing, INC.

Compass Affordable Housing (CAH) develops affordable housing with future tenants, in mind, offering safe and quality housing with Tenant Services programs and special features at each site designed to support tenants needs. Compass Affordable Housing currently owns and manages several apartment complexes in Tucson. Each community has its own unique identity. Activities and services are available to each household interested in engaging in the community where they live. Centrally located at 2835 N Stone Avenue, within the Oracle Choice area, Glenstone Village offers 72 units (studio, 1 or 2 bedrooms) that are ideal for individuals and families choosing to live in recovery from substance abuse.

### Habitat for Humanity Tucson

Because of its location outside of the Oracle Choice area Habitat for Humanity is not shown in the assets map; however, this nonprofit organization is currently involved in the construction of low-income housing subdivisions in the Flowing Wells and Amphitheater School District areas, in close proximity to the Oracle Choice area. Habitat for Humanity is an Oracle Choice partner and a low-income housing developer in the Oracle Choice area, offering an innovative solution to the crisis of affordable housing by building and repairing homes in partnership with the community and local families.

### HabiStore

Located within the Oracle Choice area, the HabiStore is Habitat for Humanity Tucson's home improvement outlet where you'll discover something new and used every day. The HabiStore accepts donated new and used building materials, furniture, appliances, lighting fixtures and other home goods, and sells them to raise money for Habitat homebuilding projects. Habitat for Humanity Tucson provides individuals and businesses an effective method to donate and purchase new or gently used household goods and building materials. Proceeds generated from the sale of donated items help families seeking decent, affordable housing in Southern Arizona.

### Other City-owned Public Housing Units

In addition to Tucson House, other City-owned affordable public housing units within the Oracle Choice area include: 3 housing units at Sierra Madre Condominiums (455 W. Kelso); 2 units at 870 W Calle Sur; 4 units at 871 W Calle Sur.



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### Low Income Housing For Veterans and People Who Are Homeless

A total of 21 housing units for people with chronic homelessness, veterans and low-income people at 2525 N. Balboa Avenue and a total of 12 units housing people with chronic homelessness and veterans at 2820 W Castro Avenue.

### The Stone Avenue Standard (Student Housing)

Located on Stone Avenue within the Oracle Choice area, The Stone Avenue Standard provides off-campus student living for University of Arizona students near campus in a mixed used environment that includes retail in the ground floor with residential units on top. The development also includes a basketball court, a fitness center and other facilities for student use.

### Food Assets

#### Blue Moon Community Garden

Blue Moon Community Garden is an award-winning garden completely accessible to gardeners who are disabled including plots that are wheelchair accessible. It boasts a water harvesting system, and it is located next to Tucson House and at walking distance from Barrio Blue Moon in the Oracle Choice area. The Blue Moon community garden although not currently operating to its full potential, is a major asset in Oracle Choice area, which is currently a food desert.



*Blue Moon Community Garden.*

#### Caridad Community Kitchen Community Food Bank of Southern Arizona

Located on Main Street outside of the Oracle Choice boundary in Dunbar Spring, Caridad Community Kitchen is a Community Food Bank of Southern Arizona community kitchen built on the principle that hunger can be solved in many ways. Caridad offers a community meal program for anyone in need, as well as a culinary and job skills training program for low-income or unemployed individuals. Building successful careers in the food service industry or providing meals to those who need them, Caridad Community Kitchen is changing lives one meal at a time.





## Oracle Choice Neighborhood Physical Assessment

### Cook Tucson

Cook Tucson, a community kitchen & culinary incubator, was created to provide food businesses a place to get started, to grow and to thrive. The facility provides a unique combination of culinary and business development guidance to Cook Tucson and its members with expertise in marketing, start-ups and culinary enterprises. Cook Tucson supports Tucson as a premier gastrotourism destination with a flourishing community of healthy, local and unique food options. Located on Stone Avenue within the Oracle Choice area Cook Tucson offers licensed commercial kitchen space available to rent to aspiring entrepreneur that needs a licensed kitchen to get started or to existing small businesses that need more production room.

### Community Gardens of Tucson

Located outside of Oracle Choice, Community Gardens of Tucson manages the Blue Moon Community Garden and is a partner for neighborhood transformation. This non-profit organization creates and supports accessible community gardens with Tucsonans of diverse experience levels, abilities and cultures in order to educate, foster wellness, and enhance the environment for people, plants, and pollinators.

### Park and Community Center Assets

#### Francisco Elias Esquer Park

Located west of the Tucson House and north of Barrio Blue Moon on the southwest quadrant of the Oracle Choice area, Francisco Elias Esquer Park offers outdoor recreation and nature preservation. A public space opened to the general public, the Park offers open spaces under the maintenance of the Tucson Parks Department. Esquer Park includes walking paths, jogging and biking paths, and open recreation spaces. Visitors to the Park use the green space for recreation, leisure, or athletics. The includes picnic tables, benches, open lawns, and a playground. A major deterrent to the use of the park is safety. Strategies to increase safety in parks have been identified as part of the CBCR program.

#### Balboa Heights Neighborhood Park and Marty Birdman Center

Located in Balboa Heights Neighborhood east of Stone along N. Castro Avenue in the Oracle Choice area, include a full kitchen and a large multipurpose room inside the Marty Birdman Center. Outdoor park amenities include: 1/2 basketball court; grass area; playground, ramada, shaded picnic areas including picnic tables and grill; and the Naida Jane Bake Splash Pad.



## Oracle Choice Neighborhood Physical Assessment

### Jacinto Park

Located in Miracle Manor Neighborhood at the intersection of 15<sup>th</sup> Avenue and W Tipton Drive in the Oracle Choice area, Jacinto Park includes: 1/2 basketball court; grass area; playground, ramada, shaded picnic area including picnic tables and grill; the Jacinto Park Head Start a childcare center with a maximum capacity of 59 children. A major deterrent to the use of the park is safety. Strategies to increase safety in parks have been identified as part of the CBCR program.

### Estevan Park

Located in the vicinity of the Oracle Choice area west of Main Street and south of Speedway Boulevard in the Dunbar Spring neighborhood, Estevan Park includes a basketball court, a baseball, softball, soccer, rugby multi-use field, playground, picnic tables and grill.

### De Anza Park

Located east of Stone Avenue and South of Speedway Boulevard at one of the gateways to Oracle Choice, and adjacent to the West University neighborhood, De Anza Park includes volleyball courts, playground area, exercise stations, picnic tables and grill and restrooms. A major deterrent to the use of the park is safety. Strategies to activate the park have been identified as part of the CBCR program. It's strategic location in the Pima Community College gateway to Oracle Choice makes it a major gateway asset that could serve the Oracle Choice neighborhoods, adjacent neighborhoods and Pima Community College Downtown Campus. The City Parks and Recreation Department is currently working with adjacent neighbors to find ways to activate the park. A major deterrent to the use of the park is safety. Strategies to increase safety in parks have been identified as part of the CBCR program.

### Pascua Yaqui Resource Center/Richey Resource Center

Formerly Richey Elementary School and located at the intersection of W Calle Matus and 15<sup>th</sup> Avenue in Old Pascua within the Oracle Choice area, the Richey Resource Center currently the Pascua Yaqui Resource Center is a multi-purpose community resource center including a library, a gymnasium with a boxing ring, sports fields, basketball court, court yard and classrooms that are now utilized for a variety of ongoing programs. This center is a major asset in the Oracle Choice area.



## Oracle Choice Neighborhood Physical Assessment

### **Pascua Neighborhood Center**

Located south of W Saguaro Street in Old Pascua within the Oracle Choice area, the Pascua Neighborhood Center only serves Old Pascua and is an asset of the Pascua Yaqui Tribe that includes sacred ceremonial grounds.

### **Donna R. Liggins Recreation Center**

Located west of Stone and South of Grant outside of the Oracle Choice along 6th Avenue, the Donna R. Liggins Recreation Center is a multi-purpose community center in Mansfield Park. This community center is a major regional asset offering a variety of youth, senior, external agency and human services programs. Indoor amenities include: classrooms; commercial kitchen; computer lab; game room; gym; multi-purpose room; teen room; and weight room. Outdoor amenities include: sand volleyball courts; basketball courts; playgrounds; ramada; soccer/football field; softball field; multi-purpose field, and swimming pool.

### **Cultural Assets**

#### **Old Pascua Museum and Yaqui Cultural Center**

The Old Pascua Museum and Yaqui Cultural Center is a major cultural asset in the Oracle Choice area. The museum and cultural center is located in the historic Matus/Meza house on West Calle Santa Ana, one of the few remaining buildings in the Old Pascua Neighborhood from the early decades of the 20th Century. Due to its association with Old Pascua and its unique architectural style, the Matus | Meza House was listed on the National Register of Historic Places in 1991. The builder and first resident of the Matus/Meza house was Antonio Matus, a Yaqui who moved to Old Pascua Village in 1926 during which time he constructed his home. The museum and cultural center opened to visitors in 2013, shares the customs and histories of the Pascua Yaqui, and includes more than 4,000 artifacts displayed in the 400 square foot facility.

### **People and Other Community Assets Supporting Neighborhood Transformation**

#### **Saint Elizabeth's Health Center**

Located north of Speedway Boulevard in the Oracle Choice area, St. Elizabeth's Health Center is an independent non-profit organization supporting the healthcare needs of the uninsured and underserved in Southern Arizona. The health center provides high quality healthcare with respect and dignity by responding to individual needs and encouraging health and well-being. An ancillary facility located at the Tucson House is currently under construction.





## Oracle Choice Neighborhood Physical Assessment

### **Catholic Community Services of Southern Arizona**

Located north of Speedway Boulevard next to St. Elizabeth's Health Center in the Oracle Choice area, Catholic Community Services of Southern Arizona is a faith-based, volunteer-driven organization helping children, families, and individuals live with independence and dignity. Programs offered include: Immigration services; childcare and early childhood education; counseling; immigrant survivors legal assistance; migration and refugee services; senior nutrition – congregate meals and home-delivered meals; basic services including food, clothing and housewares; tax services; family preservation services; financial education and asset building; housing counseling; and other services.

### **Gospel Rescue Mission: Women's Recovery Center**

Located on Miracle Mile Gospel Rescue Mission is a faith-based, volunteer-operated ministry serving the homeless and needy by providing for their spiritual, physical, emotional, and mental wholeness. Services include addiction recovery and life restoration programs for women and women with children.

### **Beacon Group: Employment Services for People with Disabilities**

Located on Glenn Street, the Beacon Group provides a wide array of employment choices that has helped people with disabilities gain independence by providing training and jobs. Since 1952, Beacon Group has been a leader in providing real jobs and employment-related services to people with disabilities in Arizona, serving over 1,600 people with disabilities each year. Beacon provides job training and placement, supported and center-based employment, and day treatment programs to assist the two-thirds of working age people with disabilities who do not have a job. Beacon Group enterprises offer local businesses high-quality sub-contract services such as custodial and landscaping, contract manufacturing and packaging, cable assembly, fleet and facility services, paint recycling and confidential document shredding, among others and is the largest employer of people with disabilities in Southern Arizona.

### **The Salvation Army Hospitality House**

Located south of Speedway Boulevard south of Speedway, The Salvation Army Hospitality House is open 24/7, providing emergency shelter for those in need. The facility includes 100-beds with separate accommodations for men and women, and two-family apartments. It also includes accommodations for respite care, special needs and Veterans. Motel vouchers may be available to assist housing families with special needs. In addition to a safe and clean environment, the facility features laundry, showers, television, and dining. Guests receive two meals per day and access to vital programs and services.



## Oracle Choice Neighborhood Physical Assessment

### Arts for All

Located on Oracle Road in the Oracle Choice area, Arts for All is a Tucson-based, 501(c)(3) non-profit organization that has been inspiring children with and without disabilities to participate in the arts by providing accessible education, training, and experiences in the arts for children, particularly those with special needs. Creative programs include Adult Day activities, Out-of-School Time, and Summer and Winter Arts Camps.

### Living Streets Alliance

Located outside of the Oracle Choice area, Living Streets Alliance is a Tucson-based, 501(c)(3) non-profit organization with the mission of empowering people, strengthening neighborhoods and connecting communities by envisioning streets as living public spaces that connect people to places and to each other. Living Streets alliance is a partner for neighborhood transformation that advocates for a thriving Tucson by creating great streets for all of us.

### Tucson Clean and Beautiful

Located outside of the Oracle Choice area, Tucson Clean and Beautiful (TCB) is a non-profit environmental advocacy and action organization founded in 1985 to preserve and improve the environment, conserve natural resources, and enhance quality of life in the City of Tucson and eastern Pima County. These goals are achieved through educational and hands-on programs emphasizing personal action in recycling and waste reduction, land stewardship, urban forestry and beautification. Originally established to keep the community litter-free, TCB has grown to coordinate programs and projects with a diversity of partners including government agencies, community groups, businesses, and the support of thousands of volunteers. Programs are supported by grants, memberships, business and personal donations, in-kind donations of materials and services. TCB is a partner for neighborhood transformation supporting a variety of programs including the Three Bank, Trees for Tucson, recycling education, Adopt a Park, Neighborhood Scale Stormwater Harvesting Program, graffiti removal, clean ups and numerous other projects.



## Oracle Choice Neighborhood Physical Assessment

# DEMOGRAPHIC CHARACTERISTICS

## Methodology

The Demographic and Housing data included in this report for the Oracle Choice area derives from the 2017 American Community Survey 5-year estimates, conducted by the United States Census. Much of the data was collected at the Block Group level, aside from 'Tenure by Selected Physical and Financial Conditions,' which was collected at the Census Tract level based on availability of data provided. The Block Group level was chosen because it offered the highest level of specificity for the most recent data available. Block level data, which is more specific and collected from smaller land areas, was only available for the year 2010 and was decided to be not current enough for the purposes of this data analysis.

There are nineteen Block Groups that intersect with the Oracle Choice area study area boundary. Six of these block groups fall completely inside the Oracle Choice boundary, while the remainder have varying amounts of land area that extend outside the boundary. Block Groups extending outside of the Oracle Choice area required careful analysis to determine data within area. The following tasks were completed to analyze the collected census data using ESRI ArcGIS:

1. Housing and demographic data were downloaded from the Census Bureau website using the American Fact Finder ([factfinder.census.gov](https://factfinder.census.gov)). Additionally, shapefiles were downloaded from IPUMS National Historical Geographic Information Systems ([nhgis.org](https://nhgis.org)) which outlined the boundaries of all Block Groups and census tracts in Pima County, AZ.
2. Census data were downloaded as Excel tables, which had to be "cleaned" to be joined with the spatial files of census boundaries. This consisted of identification of all necessary data columns using the metadata provided by the census, renaming these columns, and removing all others with unnecessary information. The key identifier that allowed the Excel data to be joined with spatial files was a column titled 'GISJOIN'.
3. Using a 'Tabular Join' in ArcGIS, the census data was combined with the files depicting boundaries of census designations. This allowed for the analysis of census information based on individual block groups and census tracts.
4. A shapefile of the Oracle Choice Neighborhoods boundary was added to the ArcMap document (.mxd). A tool called 'Feature to Point' was used to assign centroids to the middle points of each census block group. ArcGIS assigns these centroids based on both their locations within the polygon of each census designated area and the distribution of the data provided.





## Oracle Choice Neighborhood Physical Assessment

5. A 'Spatial Join' was conducted, using the assigned centroids as determinants of whether a census block would be included in the output. The product of the spatial join was a shapefile containing counts of census information from only the block groups with centroids that fell inside or intersected with the Oracle Choice boundary.
6. The counts for each variable were compiled in an Excel spreadsheet.

This methodology for analyzing census data within the Oracle Choice boundary was used because it is the most accurate method available to conduct counts within an irregular boundary, which doesn't follow the lines of the census land area designations. Unfortunately, assigning centroids to the block groups and only including data from those that fell within the boundary meant that some land area was left out of the analysis. For example, one of the block groups on the western side of the study area has a significant amount of land within the boundary but is irregularly shaped and contains roughly three times as much land outside of the boundary as it does inside. Therefore, the centroid for this block group was not included in the analysis, despite its significant land area within the study area. This methodology presents some limitations through its exclusion of some block groups in the study area but remains the best option available for this type of data analysis. Census data is not collected at the household level, so analysis that truly captured all land area inside the project boundary would require door-to-door data collection which is outside of the scope of the Oracle Choice Neighborhood Transformation Plan.

Additionally, much of the census data collected from the American Community Survey had high margins of error. While the 2017 American Community Survey 5-year estimates are considered some of the most reliable available data and are used when data precision is important, the estimates are less accurate than those of the decennial census, which will not be released until the Census 2020 is completed and made available.



## Oracle Choice Neighborhood Physical Assessment

### Demographic Oracle Choice Area

Table 11 shows US Census Bureau 2000 and 2010 population counts and 2017 population estimates by race and ethnicity. The American Indian and Alaska Native alone category includes primarily Pascua Yaqui people living primarily in Old Pascua.

<b>TABLE 11: 2000 and 2010 Counts and 2017 Estimates Oracle Choice Neighborhoods</b>			
<b>Race/Ethnicity</b>	<b>2000</b>	<b>2010</b>	<b>2017 (estimates)</b>
White alone	4366	4812	4432
Black or African American alone	346	494	241
American Indian and Alaska Native alone	610	430	911
Asian alone	300	232	411
Native Hawaiian and Other Pacific Islander alone	26	28	0
Some other race alone	2060	1573	1468
Two or more races	425	374	518
Two or more races: Two races including Some other race	—	—	194
Two or more races: Two races excluding Some other race, and three or more races	—	—	324
<b>Total Oracle Choice Neighborhoods</b>	<b>8133</b>	<b>7449</b>	<b>7981</b>

Source: U.S. Census Bureau 2000 and 2010 population counts and 2017 population estimates.

Notes:

(1) Dash indicates categories for which data was not available.

Table 12 shows population by Hispanic or Latino origin based on US Census Bureau 2000 and 2010 population counts and 2017 population estimates for Hispanic or Latino origin population. The Hispanic or Latino Origin population is provided in separate US Census tables and includes white Hispanic/Latino as well as non-white Hispanic/Latino from other races. As shown on Table 12, the Hispanic or Latino origin population comprised approximately 45 percent of the total 2000 census counts, 60 percent of the total 2010 census counts and 49 percent of the 2017 census estimates for the Oracle Choice area.



## Oracle Choice Neighborhood Physical Assessment

**TABLE 12: 2000 and 2010 Counts and 2017 Estimates Hispanic or Latino Origins**

Race/Ethnicity	2000	2010	2017 (estimates)
Hispanic/Latino Origin (1)	3667	4493	3918
<b>Total Oracle Choice Neighborhoods</b>	<b>8133</b>	<b>7449</b>	<b>7981</b>

Source: U.S. Census Bureau 2000 and 2010 population counts and 2017 population estimates Hispanic/Latino origins.

Table 13 shows total US Census American Community Survey Block Group level 2017 population estimates by sex for the Oracle Choice area. Table 14 shows 2017 population estimates by sex and age based on the same source. As shown on Table 13, of the total 7981 population estimates, approximately 47 percent were female and 53 percent were male.

**TABLE 13: 2017 Population Estimates by Sex**

Sex	2017 (estimates)
Female	3744
Male	4237
<b>Total Oracle Choice Neighborhoods</b>	<b>7981</b>

Source: U.S. Census Bureau American Community Survey Block Group level 2017 population estimates.

As shown on Table 14, of the total female population, approximately 2511 were 25 years or older and as shown on Table 15, of total male population approximately 2966 were 25 years or older according to 2017 population estimates. Based on 2017 population estimates, the total population 25 years of age or older was 5477.





## Oracle Choice Neighborhood Physical Assessment

**TABLE 14: Sex by Age 2017 Population Estimates Oracle Choice Neighborhoods (Female)**

Age	2017 (estimates)
Under 5 years	366
5 to 9 years	211
10 to 14 years	167
15 to 17 years	57
18 and 19 years	98
20 years	58
21 years	49
22 to 24 years	223
25 to 29 years	247
30 to 34 years	381
35 to 39 years	262
40 to 44 years	130
45 to 49 years	196
50 to 54 years	271
55 to 59 years	357
60 and 61 years	115
62 to 64 years	107
65 and 66 years	88
67 to 69 years	87
70 to 74 years	207
75 to 79 years	34
80 to 84 years	20
85 years and over	9
<b>Total Female</b>	<b>3744</b>

Source: U.S. Census Bureau American Community Survey Block Group level 2017 population estimates.



## Oracle Choice Neighborhood Physical Assessment

**TABLE 14: Sex by Age 2017 Population Estimates Oracle Choice Neighborhoods (Male)**

Age	2017 (estimates)
Under 5 years	233
5 to 9 years	84
10 to 14 years	174
15 to 17 years	130
18 and 19 years	121
20 years	141
21 years	71
22 to 24 years	317
25 to 29 years	287
30 to 34 years	303
35 to 39 years	372
40 to 44 years	391
45 to 49 years	234
50 to 54 years	332
55 to 59 years	319
60 and 61 years	70
62 to 64 years	225
65 and 66 years	76
67 to 69 years	151
70 to 74 years	88
75 to 79 years	71
80 to 84 years	47
85 years and over	0
<b>Total Male</b>	<b>3744</b>

Source: U.S. Census Bureau American Community Survey Block Group level 2017 population estimates.



## Oracle Choice Neighborhood Physical Assessment

### Households Characteristics

Based on US Census 2000 and 2010 population and American Community Survey Block Group level 2017 population estimates for the Oracle Choice area the average household size in 2000 was 2.5, the average household size in 2010 was 2.2, and the estimated household size in 2017 was 2.1 persons per household. As shown on Table 15, of the 3878 households, 1641, or 42 percent, were family households and 2,237, or 58 percent, were nonfamily households.

**TABLE 15: Household Type Oracle Choice Neighborhoods (2017 Estimates)**

Household Type	2017 (estimates)
<b>Family Households</b>	<b>1641</b>
Married-couple family	744
Other family	897
Other family: Male householder, no wife present	347
Other family: Female householder, no husband present	550
<b>Nonfamily Households</b>	<b>2237</b>
Householder living alone	1990
Householder not living alone	247
<b>Total Households</b>	<b>3878</b>

Source: US Census Bureau American Community Survey 5-year Data (2013-2017) Block Group Level.





## Oracle Choice Neighborhood Physical Assessment

Table 16 shows family households by type. Of the total 3,878 households within the Oracle Choice area, approximately 1990 are nonfamily households with one person.

**TABLE 16: Household Type by Household Size Oracle Choice Neighborhoods (2017 Estimates)**

Household Type by Size (Family Households)	2017 (estimates)
<b>Family Households</b>	<b>1641</b>
Family Households: 2-person household	542
Family Households: 3-person household	522
Family Households: 4-person household	340
Family Households: 5-person household	237
Family Households: 6-person household	0
Family Households: 7-or-more person household	0
<b>Nonfamily Households</b>	<b>2237</b>
Nonfamily Households: 1-person household	1990
Nonfamily Households: 2-person household	236
Nonfamily Households: 3-person household	11
Nonfamily Households: 4-person household	0
Nonfamily Households: 5-person household	0
Nonfamily Households: 6-person household	0
Nonfamily Households: 7-or-more person household	0
<b>Total Households</b>	<b>3878</b>

Source: US Census Bureau American Community Survey 5-year Data (2013-2017) Block Group Level.



## Oracle Choice Neighborhood Physical Assessment

### Housing Characteristics

As shown on Table 17 based on US Census American Community Survey Block Group level 2017 housing estimates there were a total of 4632 housing units in the Oracle Choice area. Of this total, 3878, or approximately 84 percent were occupied and 754, or approximately 16 percent were vacant. Table 18 shows distribution of vacant units.

**TABLE 17: Housing Units Oracle Choice Neighborhoods (2017 Estimates)**

Category	2017 (estimates)
Occupied Housing Units	3878
Vacant	754
<b>Total Housing Units</b>	<b>4632</b>

Source: US Census Bureau American Community Survey 5-year Data (2013-2017) Block Group Level.

**TABLE 18: Vacant Housing Units Oracle Choice Neighborhoods (2017 Estimates)**

Category	2017 (estimates)
For rent	259
Rented, not occupied	67
For sale only	39
Sold, not occupied	0
For season, recreational, or occasional use	53
For migrant workers	0
Other vacant	336
<b>Total Vacant Housing Units</b>	<b>754</b>

Source: US Census Bureau American Community Survey 5-year Data (2013-2017) Block Group Level.



## Oracle Choice Neighborhood Physical Assessment

As shown on Table 19, of the 3878 occupied housing units in the Oracle Choice area, 984, or approximately 25 percent were owner occupied and 2894 units, or approximately 75 percent, were renter occupied.

**TABLE 19: Housing Units by Tenure Oracle Choice Neighborhoods (2017 Estimates)**

Category	2017 (estimates)
Owner Occupied Housing Units	984
Renter Occupied Housing Units	2894
<b>Total Occupied Housing Units</b>	<b>3878</b>

*Source: US Census Bureau American Community Survey 5-year Data (2013-2017) Block Group Level.*

For a complete housing assessment refer to the Oracle Choice Housing Assessment prepared by the Housing Transformation Team available separately. For socioeconomic characteristics refer to the summaries prepared by the People and Education Transformation Team provided under separate cover.





## Oracle Choice Neighborhood Physical Assessment

### CONCLUSIONS

Neighborhoods are not simply geographical units with buildings and infrastructure defining the physical environment. Healthy neighborhood supports the interaction of people with each other and with the physical environment in which they live. Healthy neighborhoods are also social communities with considerable face-to-face interaction among its members. Thriving neighborhoods integrate economic, social, cultural, and physical functions to support neighbors' needs, encourage face-to-face social interactions—the personal settings and situations where residents seek to realize common values, socialize, maintain effective social control, and create opportunities to prosper and grow while sustaining an authentic sense of place that supports vital functions live, work, learn, play, grow, and prosper.

Low walkability due to lack of sidewalks or poor sidewalk conditions, reduces opportunities for social interaction and for interactions with the environment and lead to inactive lifestyles that contribute to the deterioration of health and to isolation. Low walkability also blocks the social functions of neighborhoods by impeding easy access to assets and resources, such as affordable healthy foods, community assets providing services and resources such as parks, community centers, grocery stores, healthcare, childcare and schools.

In terms of character, identity, and sense of place some neighborhoods in the Oracle Choice Area are primarily residential in character, other neighborhoods are interspersed with industrial uses, which results in fragmented neighborhoods with lack of character, identity and sense of place. Lack of connectivity and fragmentation also lead to lower quality of life by lowering access to community assets and resources, negatively impacting public health, disrupting the social function of neighborhoods and leaving streets and parks empty which attracts criminal activity.

Safety, connectivity, and identity are crucial components of a healthy thriving neighborhood. Activating streets and parks, supporting cleanups and beautification efforts in the form of murals or public art, and revitalizing derelict properties can restore the vital functions of neighborhoods in the Oracle Choice Neighborhood.

In terms of opportunities, funded and plan road, sidewalk and bicycle route, and park improvements are underway to assist in the transformation. Neighborhood partners including Living Streets Alliance, Tres for Tucson, Tucson Green and Beautiful, Arts for All, are ready to engage residents and businesses in a variety of beautification improvements.



## Oracle Choice Neighborhood Physical Assessment

The following neighborhood strategies will also contribute to the transformation needed to support a thriving Oracle Choice Neighborhood:

- Strengthen partnerships with partners assisting with beautification, façade improvements, cleanups;
- Construct all the funded connectivity improvements;
- Revitalize historic motor court motels along the Miracle Mile Historic District (for residential, commercial, mixed-use purposes);
- Support adaptive reuse of underutilized buildings like La Fuente along Miracle Mile Historic District on Oracle Road, a regional route with High Capacity Transit (HCT) potential
- Work with Gem Show property owners to support façade improvements and beautification efforts along the portion of Main Street between Speedway Boulevard and Drachman Street at walking distance of Tucson House
- Establish destinations on vacant land located at intersection of major roadways with mixed use/mixed income opportunities, including:
  - Oracle Road/Grant Road;
  - Speedway Boulevard/Main Street; and
  - Speedway Boulevard/Stone Avenue;
- Revitalize Drachman Street from Oracle Road/Tucson House to Stone Avenue as a pedestrian-oriented mixed-use corridor supporting the needs of Tucson House residents, Pima Community College (the anchor institution), property owners along that strip and adjacent neighborhoods;
- Establish an Oracle Choice Neighborhood linear park/green infrastructure system that provides connectivity to all the parks, community centers, schools, and regional trail systems, including El Paso Southwestern Greenway and The Loop and supports green infrastructure and water harvesting;
- Continue to market sites with opportunity zone designation within the Oracle Choice Neighborhood;
- Promote the various economic development programs available through the City of Tucson Office of Economic Development Initiatives mentioned in this report and continue to partner with Pima Community Campus workforce development efforts; and
- Continue to support the Pascua Yaqui Tribe's economic development efforts in the area.



## Oracle Choice Neighborhood Physical Assessment

### Appendix A. Existing Land Use Tables

**Table A1: Existing Land Use – Commercial Properties**

Map #	Zoning	Acres	Parcel
1	C-2	1.983	106080140
2	R-2	64.408	10608015F
3	C-2	0.508	107010320
4	C-2	1.592	10701033A
5	C-2	1.062	10701034A
6	C-2	1.048	10701037A
7	I-1	2.497	10704002G
8	I-1	0.713	10704002J
9	I-1	1.394	10704002K
10	I-1	2.287	10704003D
11	C-2	0.365	107050980
12	C-2	0.675	107051030
13	C-2	1.146	10705117C
14	C-2	0.284	10705133A
15	C-2	2.424	10705146A
16	C-2	0.734	10705146D
17	C-2	0.350	10705146E
18	C-2	0.325	107051510
19	C-2	0.415	10706002K
20	C-2	1.808	10706032B
21	C-2	2.410	10706035A
22	C-2	1.483	10706038B
23	I-1	3.042	10706045A
24	I-1	0.448	10706046A
25	I-1	0.207	10706050B
26	I-1	0.386	107060520
27	I-1	0.193	10706053C
28	I-1	0.193	10706054B
29	I-1	0.193	10706055B
30	I-1	0.927	10706057G
31	I-1	0.360	107060600
32	I-1	0.241	107060610
33	C-2	0.635	107060640
34	I-1	2.834	10706069C
35	MH-2	1.686	10706072B





## Oracle Choice Neighborhood Physical Assessment

**Table A1: Existing Land Use – Commercial Properties**

Map #	Zoning	Acres	Parcel
36	C-2	0.799	10706073B
37	MH-2	0.320	10706074B
38	C-2	0.861	107060750
39	C-2	0.298	107060760
40	C-2	1.318	10706077A
41	C-2	0.755	107060790
42	I-1	0.160	107060910
43	I-1	0.356	10706096A
44	I-1	0.178	107060980
45	I-1	0.178	107060990
46	I-1	0.355	10706100A
47	I-1	0.178	107061020
48	I-1	0.178	107061030
49	C-2	0.086	10706108A
50	C-2	0.107	10706108B
51	C-2	0.187	107061090
52	I-1	1.732	10707003F
53	I-1	1.750	10707005G
54	I-1	4.338	10707005K
55	I-1	2.930	10707014B
56	I-1	3.770	10707018B
57	I-1	0.969	10707025A
58	R-1	0.279	107080390
59	R-1	0.239	107080400
60	R-1	0.239	107080410
61	R-1	0.239	107080420
62	C-2	0.303	107083110
63	C-2	0.311	10708312B
64	C-2	0.433	107083140
65	C-2	0.064	107083160
66	C-2	0.103	107083170
67	C-2	0.326	107083180
68	C-2	0.161	107083190
69	C-2	0.263	107083240
70	C-2	0.253	107090030
71	C-2	0.318	10709022B
72	C-2	0.607	10709023B
73	C-2	0.304	10709025A



## Oracle Choice Neighborhood Physical Assessment

**Table A1: Existing Land Use – Commercial Properties**

Map #	Zoning	Acres	Parcel
74	C-2	1.519	10709026B
75	C-2	0.314	10709031A
76	C-2	0.165	10709032A
77	C-2	0.246	10709033B
78	C-2	1.577	10709052B
79	C-2	0.696	10709058D
80	C-2	0.667	10709058E
81	C-2	1.305	10709070D
82	C-2	0.438	107090730
83	MH-1	0.357	10709079B
84	C-2	0.602	10711146M
85	O-3	0.326	107111480
86	O-3	0.326	107111490
87	C-2	0.410	10711152A
88	C-2	0.494	10711153A
89	C-2	0.437	10711156B
90	C-2	0.165	10711156C
91	C-2	0.826	107111860
92	C-2	0.496	107111870
93	C-2	0.413	10711199A
94	C-2	0.413	107112010
95	C-2	0.826	107112020
96	C-2	0.826	107112090
97	C-2	0.826	107121100
98	C-2	0.826	107121110
99	C-2	0.413	107121190
100	C-2	0.115	107121310
101	C-2	0.298	107121320
102	C-2	0.413	10712133A
103	C-2	0.414	10712133B
104	C-2	0.413	107121420
105	C-2	0.209	10712151E
106	C-2	0.152	10712152A
107	C-2	0.275	107121530
108	C-2	1.065	10712176A
109	C-2	0.337	10712179A
110	C-2	1.242	10712183C
111	C-2	0.628	10712187E



## Oracle Choice Neighborhood Physical Assessment

**Table A1: Existing Land Use – Commercial Properties**

Map #	Zoning	Acres	Parcel
112	C-2	1.219	10712188B
113	C-2	3.224	10712189D
114	R-3	0.152	107122120
115	C-2	0.344	10712215A
116	O-3	0.165	107122200
117	C-2	0.522	10712226B
118	C-2	1.088	10712232D
119	C-2	0.426	10712232E
120	C-2	0.826	107122440
121	C-2	0.826	107122480
122	C-2	0.161	10712249A
123	C-2	0.648	10712249C
124	C-2	0.171	10712255D
125	C-2	0.299	10712255F
126	C-2	0.207	107130210
127	C-2	0.241	107130220
128	C-2	0.241	107130230
129	C-2	0.826	10713024A
130	C-2	1.653	10713032A
131	C-2	0.331	10713039A
132	C-2	0.812	10713049A
133	C-2	1.079	10713052B
134	R-3	0.826	107130800
135	C-2	0.275	10713097B
136	C-2	0.207	10713097D
137	C-2	0.771	10713097F
138	C-2	0.828	10713103A
139	C-2	0.648	10713106A
140	C-2	0.826	10713156A
141	C-2	0.826	107131580
142	C-2	0.827	10713171F
143	C-2	0.826	107131740
144	C-2	0.574	107131840
145	C-2	0.137	10713186A
146	C-2	0.826	107131870
147	C-2	0.689	107131930
148	C-2	0.328	10714109A
149	C-2	0.306	10714109C





## Oracle Choice Neighborhood Physical Assessment

**Table A1: Existing Land Use – Commercial Properties**

Map #	Zoning	Acres	Parcel
150	C-2	0.189	107141100
151	C-2	0.189	107141110
152	C-2	0.275	107141270
153	C-2	0.275	107141290
154	C-2	1.102	107141380
155	O-3	0.187	10714139J
156	C-2	0.551	107141450
157	C-2	0.826	107141460
158	C-2	0.290	10714150B
159	C-2	0.410	10714151A
160	C-2	0.559	10714152C
161	C-2	0.212	10714195A
162	C-2	0.272	10714195C
163	C-2	1.303	107141960
164	C-2	1.096	10714200B
165	C-2	0.648	107142020
166	C-2	0.206	10714203C
167	C-2	0.648	10714208A
168	C-2	0.652	107142090
169	C-2	1.067	10714216C
170	C-2	0.371	10714217F
171	O-3	1.653	107142270
172	C-2	0.523	10714236C
173	C-2	0.382	10714240A
174	C-2	0.171	107142430
175	C-2	0.325	107142440
176	C-2	0.207	107142550
177	C-2	0.207	107142560
178	C-2	1.047	10714257D
179	C-2	2.856	10714257F
180	C-2	0.397	10714265A
181	C-2	1.033	107142680
182	C-2	0.620	107142690
183	C-2	0.669	10714274C
184	C-2	0.229	10714274D
185	C-2	0.265	10714277A
186	C-2	0.241	10714279B
187	C-2	0.138	107142810



## Oracle Choice Neighborhood Physical Assessment

**Table A1: Existing Land Use – Commercial Properties**

Map #	Zoning	Acres	Parcel
188	C-2	0.312	107144400
189	C-2	0.483	11505009A
190	I-1	0.101	11505015A
191	I-1	0.096	11505016A
192	I-1	0.092	11505017A
193	I-1	0.186	115050250
194	I-1	0.628	11505032D
195	I-1	0.156	11505034B
196	I-1	0.163	11505035D
197	I-1	0.006	11505035E
198	I-1	0.166	11505036A
199	I-1	0.157	115050400
200	I-1	0.154	115050410
201	C-2	0.395	11505042B
202	C-2	0.428	11505046B
203	C-2	0.425	11505058E
204	C-2	0.611	11505087F
205	C-2	0.599	11505087H
206	C-2	1.073	11505087L
207	C-2	0.174	115050930
208	C-2	0.349	115050940
209	C-2	0.523	11505096A
210	C-2	0.174	11505096B
211	C-3	0.331	11505119A
212	C-3	0.167	11505124A
213	O-3	0.173	115051330
214	I-1	0.154	115051340
215	I-1	0.314	11505135A
216	I-1	0.314	11505137A
217	I-1	0.364	11505139A
218	I-1	0.185	11505141A
219	I-1	0.558	115051420
220	I-1	0.372	115051500
221	I-1	0.186	115051510
222	I-1	0.314	11505152A
223	I-1	0.157	115051540
224	I-1	0.157	115051550
225	I-1	0.174	11505161B



## Oracle Choice Neighborhood Physical Assessment

**Table A1: Existing Land Use – Commercial Properties**

Map #	Zoning	Acres	Parcel
226	I-1	0.186	115051620
227	I-1	0.186	115051630
228	C-2	0.343	11505164A
229	C-2	0.158	115051740
230	I-1	0.372	115051840
231	I-1	0.186	115051860
232	I-1	0.314	115051920
233	I-1	0.186	115051960
234	I-1	0.186	115051970
235	I-1	0.186	115051980
236	I-1	0.930	11505204A
237	I-1	0.186	115052090
238	C-2	1.328	115052430
239	C-2	0.594	115052550
240	C-2	0.379	115060010
241	C-2	0.179	115060030
242	C-2	0.372	11506004A
243	C-2	0.372	115060100
244	C-2	0.186	115060120
245	C-2	0.372	115060130
246	I-1	0.173	115060210
247	I-1	0.173	115060220
248	I-1	0.173	115060230
249	I-1	0.345	11506024A
250	I-1	0.173	11506024C
251	C-2	0.162	115060300
252	I-1	0.471	115060510
253	I-1	0.372	115060540
254	I-1	0.196	115060560
255	I-1	0.548	115060570
256	I-1	0.157	115060580
257	I-1	0.157	115060590
258	I-1	0.372	115060630
259	I-1	0.744	115060650
260	I-1	0.157	115060660
261	I-1	0.806	11506094A
262	I-1	0.066	11506099C
263	I-1	0.124	11506099D





## Oracle Choice Neighborhood Physical Assessment

**Table A1: Existing Land Use – Commercial Properties**

Map #	Zoning	Acres	Parcel
264	I-1	0.183	11506100B
265	I-1	0.186	115061010
266	I-1	1.378	11506107B
267	I-1	0.173	115061320
268	I-1	0.173	115061330
269	I-1	0.173	115061340
270	C-2	0.630	11506166A
271	C-2	0.173	115061840
272	I-1	0.345	11506185C
273	I-1	0.173	115061870
274	I-1	0.173	115061880
275	C-3	0.372	11507011A
276	C-3	0.372	11507013A
277	R-2	0.157	115070170
278	C-3	0.279	11507037A
279	C-2	0.359	11507063A
280	C-1	0.173	115070720
281	C-1	0.173	115070730
282	C-1	0.173	115070740
283	C-1	0.174	115070780
284	C-1	0.174	115070790
285	C-1	0.224	11507080A
286	C-1	0.349	115070820
287	C-1	0.174	115070840
288	C-1	0.174	115070850
289	R-2	2.945	115071030
290	C-3	0.558	11507125B
291	C-3	0.186	115071280
292	C-3	0.372	11507136A
293	C-3	0.186	115071380
294	C-3	1.116	11507172A
295	P	0.157	115071920
296	C-3	0.369	11507193C
297	C-3	0.372	11507195A
298	C-3	0.372	11507198A
299	O-3	0.173	115072320
300	O-3	0.173	115072330
301	O-3	0.173	115072340



## Oracle Choice Neighborhood Physical Assessment

**Table A1: Existing Land Use – Commercial Properties**

Map #	Zoning	Acres	Parcel
302	O-3	0.173	115072350
303	C-3	0.744	11507236A
304	C-3	0.372	115072480
305	C-3	0.141	115072500
306	C-3	0.380	11507251E
307	C-3	0.452	11507251F
308	C-3	0.332	11507253B
309	C-3	0.395	11507257C
310	C-3	0.696	11507257D
311	C-3	0.173	115072580
312	C-3	0.173	115072660
313	C-3	0.173	115072670
314	C-3	0.345	115072680
315	C-3	0.345	115072700
316	C-3	0.173	115072720
317	C-3	0.173	115072730
318	C-3	0.518	11507282A
319	C-3	0.372	11507295A
320	C-3	0.186	115072970
321	C-3	0.555	11507298B
322	C-3	0.157	115073010
323	C-3	0.157	115073020
324	C-3	0.533	11507303A
325	C-3	0.555	11507319B
326	C-3	0.597	11508009B
327	C-3	0.085	115080780
328	C-1	0.595	11508079A
329	C-3	0.510	115080800
330	C-3	0.255	115080850
331	C-1	0.786	11508086B
332	C-3	0.276	115080880
333	C-1	0.297	115080940
334	C-3	0.276	115080990
335	C-1	0.152	115081040
336	O-3	3.362	11508121B
337	R-2	0.199	11508148B
338	R-2	0.050	11508150A
339	R-2	0.121	115081510



## Oracle Choice Neighborhood Physical Assessment

**Table A1: Existing Land Use – Commercial Properties**

Map #	Zoning	Acres	Parcel
340	I-1	4.328	11515001B
341	I-1	0.472	11515005C
342	I-1	0.254	11515006A
343	I-1	0.304	11515007E
344	I-1	0.715	11515008A
345	I-1	0.605	11515009C
346	I-1	0.566	11515010F
347	I-1	0.263	11515010G
348	I-1	0.437	11515011B
349	I-1	0.499	11515011C
350	C-2	0.508	11515021G
351	C-2	0.926	11515021H
352	C-2	0.324	11515022A
353	C-2	0.316	115150230
354	C-2	0.253	11515024A
355	C-2	0.126	11515024C
356	C-2	0.253	11515024D
357	C-2	0.643	115150260
358	C-2	0.324	11515027A
359	C-2	0.316	115150280
360	C-2	0.333	115150340
361	C-2	0.316	115150350
362	C-2	0.316	115150360
363	C-2	0.316	115150370
364	C-2	0.316	115150380
365	C-2	0.327	115150390
366	C-2	0.643	115150400
367	C-2	0.643	11515044A
368	I-1	0.276	11515051A
369	I-1	0.381	11515053A
370	I-1	0.229	11515057A
371	I-1	0.139	11515058A
372	C-2	0.194	115150590
373	C-2	0.161	115150600
374	C-2	0.216	11515067A
375	C-2	0.180	11515067B
376	C-2	0.180	11515067C
377	C-2	0.180	11515067D



## Oracle Choice Neighborhood Physical Assessment

**Table A1: Existing Land Use – Commercial Properties**

Map #	Zoning	Acres	Parcel
378	C-2	0.180	11515067G
379	C-2	0.216	11515067H
380	C-2	0.360	11515067J
381	C-2	0.577	11515086A
382	C-2	1.523	11515092A
383	C-3	0.557	115151270
384	C-3	0.613	115151280
385	I-1	0.307	115151640
386	I-1	0.288	115151760
387	I-1	0.575	115151780
388	C-3	0.449	115151900
389	I-1	1.070	11515199B
390	R-2	1.701	11515214B
391	R-2	0.093	115152700
392	R-2	0.310	11515336D
393	R-2	0.310	11515336F
394	R-2	0.372	11515336G
395	R-2	0.724	115154130
396	I-1	0.276	11516001B
397	I-1	0.553	11516001C
398	I-1	12.710	115160130
399	I-1	1.583	115160350
400	I-1	0.415	11516039A
401	I-1	0.143	11516040C
402	I-1	0.619	115160410
403	I-1	0.473	115160420
404	I-1	0.670	115160430
405	I-1	0.437	11518006F
406	I-1	0.517	11518006G
407	I-1	0.132	115180150
408	I-1	0.245	11518018A
409	I-1	0.382	115180210
410	I-1	0.582	11518023B
411	I-1	0.482	115180240
412	C-3	0.138	115181150
413	O-3	0.072	11702307B
414	O-3	0.046	11702307C
415	C-3	0.085	11702348C





## Oracle Choice Neighborhood Physical Assessment

**Table A1: Existing Land Use – Commercial Properties**

Map #	Zoning	Acres	Parcel
416	C-2	1.046	11702349A
417	O-3	0.739	11702350A
418	C-3	0.069	11702351A
419	C-2	0.420	117024180
420	O-3	0.024	117024190
421	C-3	0.064	117024200
<b>Total Acres Commercial: 301.383</b>			

## Appendix B. Existing Land Use: Hotels

**Table A2: Existing Land Use – Hotels**

Map #	Zoning	Name	Acres	Parcel
1	C-2	Amazon Hotel	1.682	107060670
2	C-2	Mountain View Hotel	1.183	10705117D
3	C-2	Terrace Motel	0.778	10705107A
4	C-2	Riviera Motor Lodge	0.882	107051040
5	C-2	Sunland Motel	0.996	10705148A
6	C-2	Tiki Motel	0.925	10709007B
7	C-2	No-Tel Motel	0.596	10709051A
8	C-2	Mesquite Meadows	0.413	115052420
9	C-2	Mesquite Meadows	0.45	115052410
10	C-2	Highland Towers Motel	1.013	11515196A
11	C-3	Rodeway Inn	1.13	11518001A
12	C-3	Hacienda Motel	1.116	115070750
13	C-3	Quail Inn	0.558	115070890
14	C-3	La Siesta Motel	0.558	115071000
15	C-3	Fortuna Inn & Suites	1.205	115080230
16	OCR-1	Quality Inn Flamingo Downtown	1.273	115080080
17	C-3	Stone Inn	0.425	115080770
18	C-1	Stone Inn (parking)	0.425	115080760
19	C-3	Econo Lodge University	0.573	115080950
20	C-3	Best Western Royal Sun Inn & Suites	0.83	11702145A
21	C-3	Best Western Royal Sun Inn & Suites	0.19	117021510
22	C-3	Best Western Royal Sun Inn & Suites	0.641	11702144A
23	C-3	Best Western Royal Sun Inn & Suites	0.56	11702152A
Total Acres Hotels: 18.402				



## Oracle Choice Neighborhood Physical Assessment

**Table A3: Existing Land Use – Industrial Properties**

Map #	Zoning	Acres	Parcel
1	I-1	7.782163	10701005B
2	C-2	0.521488	10701033C
3	I-1	1.25	10702001E
4	I-1	0.725298	107020160
5	I-1	1.163315	10704002C
6	C-2	0.688659	10706009C
7	C-2	0.546947	10706010C
8	C-2	0.856749	10706028B
9	C-2	0.049702	10706029E
10	I-1	0.643985	10706040A
11	I-1	1.037052	10706044A
12	I-1	0.192837	107060480
13	I-1	0.399449	10706049A
14	I-1	0.65	10706059E
15	I-1	0.739991	10706062K
16	I-1	0.475597	10706062P
17	I-1	0.364256	10706062Q
18	I-1	1.434665	10706068C
19	C-2	0.141253	107060850
20	C-2	0.355716	10706087A
21	I-1	0.344536	10706088A
22	I-1	0.162121	107060900
23	I-1	0.178168	107060920
24	I-1	0.177961	107060930
25	I-1	0.177961	107060940
26	C-2	0.330716	10706110A
27	I-1	0.161065	107061120
28	I-1	0.16056	10706113A
29	I-1	0.161065	107061150
30	I-1	0.161065	107061160
31	I-1	0.161065	107061170
32	C-2	0.770271	107061240
33	I-1	5.948439	10707003H
34	I-1	10.58999	10707003J
35	I-1	5.210308	10707003K



## Oracle Choice Neighborhood Physical Assessment

**Table A3: Existing Land Use – Industrial Properties**

Map #	Zoning	Acres	Parcel
36	I-1	8.329982	10707004A
37	I-1	2.3E-06	10707005H
38	I-1	2.662557	10707007C
39	I-1	1.430533	10707007D
40	I-1	7.231405	107070080
41	I-1	1	107070090
42	I-1	5	10707010B
43	I-1	0.171006	10707011C
44	I-1	0.466896	10707011F
45	I-1	0.241047	10707012C
46	I-1	0.21809	10707012D
47	C-2	0.134619	107083200
48	C-2	0.109229	107083210
49	C-2	0.234389	107083220
50	C-2	0.238292	107083230
51	C-2	0.247934	10713039C
52	C-2	0.247934	10713039D
53	C-2	0.327824	10714192A
54	C-2	0.651515	107141970
55	O-3	0.376033	107142070
56	C-2	0.583724	10714233A
57	C-2	0.641483	10714234C
58	C-2	0.322406	10714234E
59	C-2	0.165289	107142450
60	C-2	0.578512	107142460
61	C-2	0.550964	107142470
62	I-1	0.420799	11505010A
63	I-1	0.101997	11505013A
64	I-1	0.102181	11505014A
65	I-1	0.162649	115050180
66	I-1	0.1514	115050190
67	I-1	0.157025	115050210
68	I-1	0.157025	115050220
69	I-1	0.18556	11505023A
70	I-1	0.18595	115050240
71	C-3	0.18393	11505121H
72	I-1	0.157025	115051560
73	I-1	0.157025	115051570



## Oracle Choice Neighborhood Physical Assessment

**Table A3: Existing Land Use – Industrial Properties**

Map #	Zoning	Acres	Parcel
74	I-1	0.31405	115051580
75	I-1	0.31405	115051600
76	C-2	0.498095	11505171C
77	I-1	0.157025	115052100
78	I-1	0.157025	115052110
79	I-1	0.157025	115052120
80	I-1	0.157025	115052130
81	I-1	0.157025	115052140
82	I-1	0.345455	11505223A
83	I-1	0.172727	115052250
84	I-1	0.291368	11505226A
85	I-1	0.226814	11505228A
86	I-1	0.172727	115060190
87	I-1	0.172727	115060200
88	I-1	0.172727	115060320
89	I-1	0.518182	115060340
90	I-1	0.518182	115060380
91	I-1	0.181818	115060390
92	I-1	0.172727	115060400
93	I-1	0.172727	115060410
94	I-1	0.172727	115060420
95	I-1	0.172727	115060430
96	I-1	0.172727	115060440
97	I-1	0.172727	115060450
98	I-1	0.245455	115060460
99	I-1	0.1	115060470
100	I-1	0.31405	115060670
101	I-1	0.157025	115060690
102	I-1	0.157025	115060700
103	I-1	0.471074	11506071A
104	I-1	0.31405	11506074A
105	I-1	0.161111	11506089A
106	I-1	0.076309	11506090B
107	I-1	0.084803	11506090C
108	I-1	0.157025	115061050
109	I-1	0.157025	115061060
110	I-1	0.157025	115061110
111	I-1	0.785124	11506119A





## Oracle Choice Neighborhood Physical Assessment

**Table A3: Existing Land Use – Industrial Properties**

Map #	Zoning	Acres	Parcel
112	I-1	0.45	115061220
113	I-1	0.068182	115061240
114	I-1	0.172727	115061250
115	I-1	0.345455	115061260
116	I-1	0.345455	11506128A
117	C-2	2.748347	115061540
118	C-2	0.789715	11506158A
119	C-2	0.697888	11506162A
120	C-2	0.518182	115061770
121	I-1	0.690909	115061890
122	I-1	0.31405	11506198A
123	I-1	0.157025	115062000
124	I-1	0.157025	115062010
125	C-2	0.152571	11507014A
126	C-2	0.157025	115070150
127	R-2	0.157025	115070160
128	C-3	0.209366	11507026B
129	C-1	0.331497	11507066A
130	I-1	0.396465	11515114A
131	I-1	0.756887	115151210
132	C-3	0.556015	115151260
133	C-2	0.502204	11515135A
134	I-1	0.439348	11515139A
135	I-1	0.287075	115151410
136	I-1	0.671717	11515145A
137	I-1	0.345041	115151500
138	I-1	0.306703	115151510
139	I-1	0.324449	115151520
140	I-1	0.210859	115151560
141	I-1	0.325872	115151570
142	I-1	0.322268	115151630
143	I-1	0.594238	11515165A
144	I-1	0.249197	11515177B
145	I-1	0.038338	11515177C
146	I-1	0.299265	115151810
147	I-1	0.288338	11515183A
148	I-1	0.288338	11515183B
149	C-3	0.360422	11515186A



## Oracle Choice Neighborhood Physical Assessment

**Table A3: Existing Land Use – Industrial Properties**

Map #	Zoning	Acres	Parcel
150	I-1	0.369995	115160140
151	I-1	3.538108	11516021C
152	I-1	0.117654	11518007C
153	I-1	7.274105	11518007E
154	I-1	1.302663	115180080
155	I-1	0.135285	115180120
156	I-1	0.245064	115180280
157	I-1	2.730005	11518032F
158	I-1	2	11518032G
159	I-1	3.724426	11518032H
160	I-1	2.49068	11518032M
161	I-1	2.448669	11518032R
162	I-1	3.142769	11518032S
163	I-1	1.878214	11518043A
164	C-3	0.141781	11518043B
165	I-1	0.420799	11518044A
166	I-1	0.119995	11518045A
167	I-1	0.063131	11518048A
168	I-1	0.123393	11518049A
169	C-3	0.110193	115180530
170	I-1	0.224541	11518063A
171	I-1	0.094123	115180640
172	I-1	0.095271	115180650
173	I-1	0.096419	115180660
174	I-1	0.097567	115180670
175	I-1	0.174334	11518068A
176	C-3	0.355831	115180780
177	C-3	0.355831	115180810
178	C-3	0.177916	115180840
179	C-3	0.177916	115180890
180	C-3	0.355831	115181050
181	C-3	0.46258	115181090
182	C-3	0.448806	115181370
183	C-3	0.01607	11518239B
184	I-1	0.761134	11518239C
185	C-3	0.047635	11518247A
186	C-3	0.084366	11518248A
187	C-3	0.132002	115182490



## Oracle Choice Neighborhood Physical Assessment

**Table A3: Existing Land Use – Industrial Properties**

Map #	Zoning	Acres	Parcel
188	C-3	0.230992	115182500
189	C-3	0.384527	116162460
<b>Total Industrial Acres: 141.2323</b>			

**Table A4: Existing Land Use – Industrial Warehouses**

Map #	Zoning	Acres	Parcel
1	I-1	3.525735	10701013C
2	C-2	4.289991	10701026A
3	C-2	0.53416	107010310
4	C-2	0.393411	10701033D
5	C-2	0.70039	10701036A
6	I-1	8.560009	107010380
7	I-1	1.598324	10701039A
8	I-1	9.59006	10701040B
9	I-1	1.168136	10704001A
10	I-1	0.455257	10706043B
11	I-1	0.730028	10706043C
12	I-1	0.457989	10706062G
13	I-1	0.627296	10706062L
14	I-1	1.587557	10706062N
15	I-1	0.16157	10706114A
16	I-1	0.161065	107061190
17	I-1	0.656129	10706123A
18	I-1	2.975207	10707003C
19	I-1	0.867769	10707004B
20	I-1	1.636869	10707005F
21	I-1	2.768159	10707020A
22	I-1	2.780785	10707021B
23	I-1	2.561134	10707022A
24	I-1	1.5	10707032A
25	C-2	0.139532	10709032C
26	C-2	2.130464	10709043B
27	C-2	0.825459	10712144A
28	C-2	0.826446	107121500
29	C-2	0.192837	10714109D
30	C-2	0.271465	107142100



## Oracle Choice Neighborhood Physical Assessment

**Table A4: Existing Land Use – Industrial Warehouses**

Map #	Zoning	Acres	Parcel
31	C-2	1.953627	10714212E
32	C-2	0.196465	10714212F
33	O-3	0.826446	10714218A
34	I-1	0.157025	115051950
35	I-1	0.172727	115052300
36	I-1	0.157025	115060610
37	I-1	0.157025	115060620
38	I-1	0.177984	11506088A
39	I-1	0.157025	115061100
40	I-1	0.157025	115061130
41	I-1	0.157025	115061140
42	I-1	0.172727	115061300
43	I-1	0.172727	115061310
44	C-2	1.381818	115061460
45	I-1	1.717057	11506215A
46	C-3	0.785124	11507290A
47	C-3	1.687902	115080330
48	C-2	0.396465	115150760
49	C-2	0.756887	11515100B
50	C-2	0.756887	11515100C
51	I-1	0.716253	11515110B
52	I-1	0.756887	11515116B
53	I-1	0.535445	11515129A
54	I-1	0.268365	115151460
55	I-1	0.268365	115151470
56	I-1	0.536731	115151490
57	I-1	0.323806	115151530
58	I-1	0.306703	115151540
59	I-1	0.345041	115151550
60	I-1	0.287534	11515158A
61	I-1	0.345041	115151600
62	I-1	0.629614	115151610
63	I-1	0.80831	115151660
64	I-1	0.268365	115151690
65	I-1	0.347107	115151700
66	I-1	0.30854	115151710
67	I-1	0.323301	115151720
68	I-1	0.320707	115151730





## Oracle Choice Neighborhood Physical Assessment

**Table A4: Existing Land Use – Industrial Warehouses**

Map #	Zoning	Acres	Parcel
69	I-1	0.306703	115151740
70	I-1	0.345041	115151750
71	I-1	0.576676	11515179A
72	C-3	0.449633	115151910
73	C-2	5.028926	11515197A
74	I-1	2.086983	11515199A
75	I-1	1.446189	115160310
76	I-1	3.16568	115160320
77	I-1	1.991414	115160330
78	I-1	1.391391	11516034A
79	I-1	0.911455	11516034B
80	I-1	1.219995	11516036A
81	I-1	0.291276	11516037B
82	I-1	0.493434	115160380
83	I-1	1.006451	11516040B
84	I-1	1.150138	11516040D
85	C-3	1.134894	11518003A
86	C-3	0.759045	11518004A
87	I-1	0.813177	11518023A
88	I-1	0.964187	115180260
89	I-1	0.47865	11518054A
90	C-3	0.533747	115180900
91	C-3	0.177916	115180960
92	C-3	0.80062	11518100A
93	C-3	0.114784	11518118A
<b>Total Industrial Warehouse Acres: 102.1048</b>			

**Table A5: Existing Land Use – Vacant Properties**

Map #	Zoning	Acres	Parcel
1	C-2	0.95996327	10705102B
2	C-2	0.51907713	107051050
3	C-2	0.25955005	107051060
4	MH-1	0.58539945	10705127B
5	C-2	1.58813131	10706029C
6	I-1	1.07327824	10706057D



## Oracle Choice Neighborhood Physical Assessment

**Table A5: Existing Land Use – Vacant Properties**

Map #	Zoning	Acres	Parcel
7	I-1	5.70899908	10707003D
8	O-3	0.00000230	10707011D
9	I-1	7.85000000	107070130
10	I-1	0.97998163	10707019A
11	I-1	0.50000000	107070230
12	I-1	0.50000000	107070240
13	I-1	2.58436639	10707027A
14	I-1	1.06650597	107070280
15	I-1	0.50133150	107070290
16	R-1	0.15955005	107080520
17	R-1	0.16012397	107080990
18	O-3	0.15208907	107082970
19	O-3	0.14348026	107082980
20	C-2	0.50367309	10708326F
21	C-2	0.59618916	10709050A
22	C-2	0.40927456	10709072C
23	C-2	0.44862259	10709074B
24	R-1	0.08034894	10709111A
25	R-3	0.00002296	107091240
26	C-2	0.00000230	107093030
27	C-2	0.00000230	107093040
28	O-3	0.65151515	10711146L
29	C-2	0.29958678	10711150A
30	R-3	0.15840220	10711165D
31	R-3	0.24793388	10711168B
32	R-3	0.13774105	107111720
33	C-2	0.61294766	10711183C
34	O-3	0.27548209	10712145C
35	C-2	0.80541781	10712170G
36	R-2	0.41322314	107122390
37	C-2	0.38567493	107122430
38	C-2	0.17169421	10712255E
39	R-3	0.00000230	107123900
40	R-2	0.41322314	10713028A
41	C-2	0.24765840	107130670
42	R-3	0.16528926	107130910
43	O-3	0.65151515	107131050
44	R-2	0.16528926	107141060



## Oracle Choice Neighborhood Physical Assessment

**Table A5: Existing Land Use – Vacant Properties**

Map #	Zoning	Acres	Parcel
45	R-2	0.20202020	107141160
46	C-2	0.12548209	10714150A
47	R-3	0.16528926	107141820
48	O-3	0.41322314	107142250
49	C-2	0.24104683	10714279A
50	C-2	0.13774105	107142820
51	C-2	0.12185491	10714285A
52	C-2	0.13106061	11505026A
53	C-2	0.20264004	11505027A
54	C-2	0.06852617	11505028A
55	C-2	0.13790174	11505029A
56	C-2	0.09880624	11505063A
57	C-2	0.09777319	11505064A
58	C-2	0.19680900	11505065A
59	O-3	0.15528007	11505070A
60	O-3	0.17272727	115050710
61	C-2	0.16287879	115050860
62	C-2	0.83677686	11505091D
63	C-2	0.24251607	11505092A
64	O-3	0.17272727	115051150
65	I-1	0.01212121	11505161A
66	I-1	0.15702479	115051940
67	O-3	0.15702479	115052020
68	O-3	0.15257117	11505203A
69	C-2	0.31540404	11505251B
70	I-1	0.31404959	115060490
71	I-1	0.47107438	115061020
72	I-1	0.34545455	11506141A
73	I-1	0.51815886	11506144B
74	C-2	0.63037190	11506155A
75	I-1	0.34545455	115061900
76	I-1	0.17272727	115061920
77	I-1	0.17272727	115061930
78	I-1	0.69090909	115061940
79	R-2	0.15702479	115070180
80	C-3	0.18595041	115070250
81	R-2	0.15702479	115070270
82	R-2	0.15702479	115070280



## Oracle Choice Neighborhood Physical Assessment

**Table A5: Existing Land Use – Vacant Properties**

Map #	Zoning	Acres	Parcel
83	R-2	0.15702479	115070290
84	R-2	0.15702479	115070300
85	R-2	0.15702479	115070310
86	C-3	0.18595041	115070320
87	C-3	0.18595041	115070330
88	C-3	0.18595041	115070340
89	C-3	0.18595041	115070350
90	R-2	0.15702479	115071240
91	C-3	0.18595041	115071490
92	R-2	0.17272727	115072050
93	R-2	0.17272727	115072270
94	C-3	0.17272727	115072590
95	R-2	0.17272727	115072600
96	R-2	0.17272727	115072620
97	R-2	0.17272727	115072740
98	R-2	0.17272727	115072750
99	C-3	0.25482094	115080840
100	C-3	0.61253444	11508100C
101	R-2	0.12947658	115081440
102	R-2	0.12121212	115081570
103	R-2	0.12947658	115081590
104	R-2	0.06719467	11508160A
105	R-2	0.12121212	115081610
106	R-2	0.12121212	115081620
107	R-2	0.07314050	11508166B
108	O-3	0.12947658	11508166C
109	R-2	0.42424242	11508166D
110	O-3	0.06060606	11508166E
111	C-3	0.23946281	11508173C
112	C-3	0.06912305	11508175A
113	C-3	0.31769972	11508176A
114	C-2	0.28696051	115150330
115	C-2	0.31565657	115150410
116	C-2	0.31565657	115150420
117	C-3	0.61044536	115151250
118	R-2	0.00002296	115152010
119	R-2	0.00002296	115152220
120	R-2	0.00002296	115152270





## Oracle Choice Neighborhood Physical Assessment

**Table A5: Existing Land Use – Vacant Properties**

Map #	Zoning	Acres	Parcel
121	R-2	0.00002296	115152320
122	R-2	0.00002296	115152330
123	R-2	0.00002296	115152340
124	R-2	0.00002296	115152360
125	R-2	0.00002296	115152370
126	R-2	0.00003444	115152390
127	R-2	0.00003444	11515240A
128	R-2	0.00003444	11515242A
129	R-2	0.00002296	11515249A
130	R-2	0.00002296	11515249B
131	R-2	0.00002296	115152580
132	R-2	0.00002296	115152620
133	R-2	0.00003444	115152660
134	R-2	0.00002296	115152670
135	R-2	0.00002296	115152680
136	R-2	0.00003444	115152690
137	R-2	0.00003444	11515275A
138	R-2	0.00002296	11515280B
139	R-2	0.00001148	11515280C
140	R-2	0.00002296	11515286C
141	R-2	0.00003444	11515286F
142	R-2	0.00003444	11515286G
143	R-2	0.00003444	11515286H
144	R-2	0.00003444	11515286J
145	R-2	0.00003444	11515286M
146	R-2	0.00003444	11515286N
147	R-2	0.00003444	11515313C
148	R-2	0.00003444	11515313D
149	R-2	0.00003444	11515313E
150	R-2	0.00003444	115153200
151	R-2	0.00003444	115153220
152	R-2	0.00002296	115153230
153	R-2	0.00002296	115153350
154	R-2	0.00003444	11515352C
155	R-2	0.00002296	11515352D
156	R-2	0.00002296	11515352E
157	R-2	0.00002296	11515352F
158	R-2	0.00002296	11515352G



## Oracle Choice Neighborhood Physical Assessment

**Table A5: Existing Land Use – Vacant Properties**

Map #	Zoning	Acres	Parcel
159	R-2	0.00002296	11515352K
160	R-2	0.00002296	11515352N
161	R-2	0.00002296	11515365D
162	R-2	0.00002296	11515365E
163	R-2	0.00002296	11515365F
164	R-2	0.00002296	115153720
165	R-2	0.00002296	11515376F
166	R-2	0.00002296	115153810
167	R-2	0.00002296	11515384B
168	R-2	0.00002296	11515384C
169	R-2	0.00002296	11515384E
170	R-2	0.00002296	11515384F
171	R-2	0.00002296	11515384G
172	R-2	0.00002296	115153930
173	R-2	0.00002296	115153950
174	R-2	0.00003444	115154030
175	R-2	0.00002296	115154190
176	R-2	0.00002296	115154210
177	R-2	0.00002296	115154290
178	R-2	0.00001377	115154370
179	R-2	0.00002296	115154410
180	R-2	0.00001148	115154420
181	R-2	0.00002296	115154700
182	R-2	0.00002296	115154730
183	R-2	0.00002296	115154830
184	R-2	0.00002296	115154870
185	R-2	0.00002296	115155120
186	R-2	0.00001148	115155260
187	R-2	0.00002296	11515530A
188	R-2	0.00002296	11515530B
189	R-2	0.00002296	115155360
190	R-2	0.00002296	115155460
191	R-2	0.00002296	115155540
192	R-2	0.00000689	11515558A
193	R-2	0.07091368	115155650
194	R-2	0.07079890	115155660
195	R-2	0.07024793	115155670
196	I-1	2.00000000	115160170



## Oracle Choice Neighborhood Physical Assessment

**Table A5: Existing Land Use – Vacant Properties**

Map #	Zoning	Acres	Parcel
197	I-1	1.17977502	11516030A
198	R-2	0.00015152	115170010
199	I-1	2.20752984	11518006D
200	I-1	4.87855831	11518007F
201	I-1	0.11765381	115180110
202	I-1	0.23507805	115180130
203	I-1	0.09118457	115180170
204	I-1	0.21655188	115180300
205	I-1	0.90000000	11518034A
206	I-1	0.10000000	11518034B
207	I-1	2.18999082	11518035A
208	I-1	2.60101010	11518036A
209	I-1	1.57141873	11518037A
210	I-1	0.69598255	115180420
211	I-1	0.17171717	115180500
212	I-1	0.06611570	115180520
213	I-1	0.08723600	11518070C
214	I-1	0.10330579	115180710
215	I-1	0.09067952	115180720
216	I-1	0.07690542	115180730
217	I-1	0.06427916	115180740
218	I-1	0.05050505	115180750
219	I-1	0.03673095	115180760
220	I-1	0.01542700	115180770
221	R-2	0.17791552	115180790
222	R-2	0.17791552	115180800
223	R-2	0.14233242	115180820
224	R-2	0.14233242	115180830
225	R-2	0.08895776	115181110
226	C-3	0.11478421	11518121A
227	C-3	0.14348026	11518122A
228	C-3	0.26400367	11518133A
229	C-3	0.10560147	115181350
230	R-2	0.14233242	115181460
231	R-2	0.14233242	115181540
232	R-2	0.03530762	11518158B
233	R-2	0.17791552	11518161A
234	R-2	1.39325069	11518171A



## Oracle Choice Neighborhood Physical Assessment

**Table A5: Existing Land Use – Vacant Properties**

Map #	Zoning	Acres	Parcel
235	R-2	0.08494031	115181960
236	R-2	0.08494031	115182150
237	R-2	0.08494031	115182160
238	R-2	0.14423783	11518244A
239	R-2	0.14426079	11518245A
240	R-2	0.14423783	11518246A
241	I-1	0.76985767	115185420
242	I-1	0.55624426	115185430
243	I-1	0.55752984	115185440
244	I-1	0.53172635	115185450
245	I-1	0.45964187	115185460
246	I-1	0.61026171	115185470
247	I-1	0.64157484	115185480
248	I-1	0.64031221	115185490
249	I-1	0.63833792	115185500
250	R-3	0.11983471	116160060
251	R-3	0.17171717	116160090
252	R-3	0.11960514	116160100
253	R-3	0.05280073	116160110
254	R-3	0.17309458	116160120
255	R-3	0.11478421	11616149A
256	R-3	0.17217631	116161520
257	R-3	0.17217631	116161530
258	R-3	0.17217631	116161540
259	R-3	0.17217631	116161580
260	R-3	0.17217631	116161590
261	C-1	0.05739210	116161640
262	C-1	0.11478421	11616165A
263	C-2	0.16900826	116161670
264	C-2	0.17217631	116161680
265	C-1	0.00002296	116161730
266	R-3	0.01884757	116161740
267	R-3	0.02926997	11616175A
268	R-3	0.03443526	116161760
269	C-3	0.02552801	116162130
270	C-3	0.20073462	11616236A
271	C-3	0.13241506	11616237A
272	C-3	0.38452709	11616240A





## Oracle Choice Neighborhood Physical Assessment

**Table A5: Existing Land Use – Vacant Properties**

Map #	Zoning	Acres	Parcel
273	C-3	0.19226354	116162420
274	C-3	0.13487144	116162430
275	C-3	0.05739210	116162440
276	C-3	0.19226354	116162450
277	C-3	0.10560147	116162530
278	C-3	0.05337466	116162540
279	C-3	0.09756657	116162600
280	C-3	0.15197429	116162610
281	C-3	0.08351699	11702136A
282	C-3	0.08349403	11702136B
283	R-2	0.16414141	11702137A
284	R-2	0.15833333	11702138B
285	C-3	0.21212121	117021410
286	C-3	0.26370523	11702142C
287	C-3	0.26384298	11702143B
288	R-2	0.28000459	117021590
289	R-2	0.12830579	11702160A
290	R-2	0.15185950	11702160B
291	R-2	0.12121212	117023140
292	R-2	0.12121212	117023170
293	R-2	0.12121212	117023230
294	C-2	0.10101010	117023360
295	C-3	0.06515152	11702337A
296	C-3	0.48558310	11702340F
297	C-3	0.10101010	117023420
			<b>Total Vacant Acres: 85.64</b>